

Housing Element Addendum A-1

In Chapter 5 (Resource Inventory) add the following sentence to the end of the first full paragraph on page 81:

“Maps depicting vacant, underutilized and program sites are available for review at the City’s Development and Environmental Services Center.”

On the title pages of Appendices “C” (pg. 170), “D” (pg. 171) and “E” (pg. 175) add the following sentence:

“Maps depicting these sites are available for review at the City’s Development and Environmental Services Center.”

On Page 74 (Illustration # 27) the following notes were inadvertently left off the illustration and should appear beside of the table.

“City Fees

The fees calculated in this example are based on a 2,500 square foot single family detached dwelling with a 660 square foot garage on a 6,500-7,000 square foot lot.”
and

At the arrow marker the words “Other fees” should appear.

On APPENDIX C, page C-11. Add the following additional note to the “*”:

“See page 81 of the Element for additional discussion on this site.”



HOUSING ELEMENT 2 0 0 1 – 2 0 0 6

*APRIL 2003 EDITION: INCLUDES
REVISIONS TO THE ADOPTED
FEBRUARY 2002 AND DRAFT
JANUARY 2003 EDITIONS WITH
DELETIONS IDENTIFIED WITH
~~STRIKE-THROUGH TEXT~~ AND NEW
TEXT IS UNDERLINED.
HIGHLIGHTED TEXT IDENTIFIES
REVISIONS MADE IN RESPONSE TO
HCD'S MARCH 28, 2003 LETTER*

CITY OF FREMONT

Housing Element: 2001-2006

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**CITY OF FREMONT
HOUSING ELEMENT
2001-2006**

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EXECUTIVE SUMMARY

HIGHLIGHTS OF HOUSEHOLD AND HOUSING NEED: THE NUMBER OF HOUSEHOLDS IN FREMONT WILL INCREASE BY APPROXIMATELY 3,570 HOUSEHOLDS BETWEEN 2000-2005 (PAGE 16).

It is estimated that the number of households will increase to a total of 70,730 households or a 5.3% increase during the time period of 2000-2005.

APPROXIMATELY 20% OF FREMONT HOUSEHOLDS ARE LOWER INCOME HOUSEHOLDS (PAGE 18).

It is estimated that there were 13,298 very low and low-income households in Fremont in 2000. This figure represents 19.8% of all Fremont households. Overpayment for housing is one of the common problems shared by these households. By one conventional measure, approximately 70% of all lower income households in Fremont pay more than they can afford for housing.

HOUSING IS EXPENSIVE IN FREMONT (PAGES 36-39).

The average rent in Fremont for a 2-bedroom unit was \$1,793 per month in late 2000. The average cost to purchase the ~~lowest-priced~~ least expensive type of single-family home was \$347,000 for the same time period.

AFFORDABLE RENTAL ASSISTANCE REPRESENTS ONLY 3% OF FREMONT'S HOUSING STOCK (PAGE 116).

There are 2,259 rental units in Fremont that are affordable to very low and low-income households and have some type of governmental affordability restriction. This figure represents 3% of the total housing stock in Fremont.

Highlights of City's Strategy to Address Housing Needs:

PROVIDE ADEQUATE LAND AT APPROPRIATE ZONING THAT MEETS AND EXCEEDS REGIONAL HOUSING NEED DETERMINATION

Development of available land has reduced the City's supply since Fremont last adopted a Housing Element in 1991, while the City's assigned share of new housing development has increased. The result is that the City's existing inventory of residentially zoned land is not sufficient to accommodate its assigned need. The City has therefore identified additional land which could be zoned at appropriate densities to address the remainder of the City's assigned Regional Housing Need Determination (RHND). In fact, the amount of additional land identified exceeds the Regional Housing Need Determination. The revised RHND for 2002-2006 is 4,912 units; existing residentially zoned land can accommodate approximately 2,286 of those units. The City proposes to upzone portions of the residentially zoned land (Program 18) to increase the capacity by 845 units to 3,131 units. The City has also identified land potentially sufficient—developed at densities well below the maximum density allowed—to accommodate 2,860 additional units (Programs 19-23). Together, the City proposes to create capacity for approximately 22 % more new units than the RHND. The identified land and potential densities also

exceed the RHND for very low and low income housing needs. The existing and potential land parcels that could accommodate very low and low-income households are approximately twice the RHND for those household income groups—again, assuming development at densities well below the maximum allowed.

IMPLEMENT A MIX OF AGGRESSIVE AND CREATIVE PROGRAM ACTIONS TO ADDRESS HOUSING NEEDS

The City has developed a comprehensive range of actions including land use and zoning revisions, financing options and program support to encourage affordable housing preservation and development. Examples include:

- Elimination of Step Density land use designations.
- Creation of a new multi-family zoning classification (R-3) with flexible development standards and incentives for affordable housing developments.
- Establishment of the midpoint of the permitted density range as the minimum density (e.g. 16.5 units per acre for 15-18 units per acre range) within R-3 zoned parcels unless environmental constraints or historic preservation goals preclude achievement of the midpoint density. The high end of the density range will be indicated in the zoning label for each parcel of land (e.g., R-3-18).
- Adoption and Implementation of Inclusionary Housing Program (which has already occurred).
- Implementation of Redevelopment Agency “Affordable Housing Investment Strategy,” which directs that 80% of housing financial assistance be provided to low income and very low income rental housing developments.
- Development of “Affordable Housing Incentives Package,” which includes specific incentives for affordable housing developments including priority processing, staff assistance, and reduced development standards.
- Implementation of “Affordable Housing Preservation Program” that includes strategies for early intervention with at risk affordable housing units.
- Completed an Analysis of Constraints for Housing for Persons with Disabilities and developed an action Program to remove identified constraints.

THE CITY WILL ADDRESS CRITICAL HOUSING ISSUES IN THE COMMUNITY BY CONTINUING TO IMPLEMENT A COMPREHENSIVE HOUSING STRATEGY FOR THE 2001-2006 TIME FRAME.

The strategy includes a total of ~~36~~ **47** housing programs designed to address housing needs during the 2001-2006 time frame.

1. INTRODUCTION

The Housing Element is one of seven elements required to be included in the City's General Plan. There are specific guidelines developed by the State of California for subjects that must be included in a Housing Element. These guidelines are identified in Article 10.6 of the State of California Government Code.

In very simple terms, Article 10.6 specifies that Housing Elements must evaluate the current housing market in a community and then identify programs that ~~will~~ can help meet housing needs. The housing market evaluation includes a review of housing stock characteristics as well as housing cost, household incomes, special need households, availability of land and infrastructure and various other factors. Also included in this evaluation is the community's "Regional Housing Needs ~~allocation~~ Distribution" which provides an estimate of the number of housing units that should be provided in the community to meet its share of new households in the region. This estimate is assigned to the City by the Association of Bay Area Governments ("AGAG") by applying a complex computer model. In addition to this information, the Housing Element document must evaluate and review its past housing programs and consider this review in planning future housing strategies. The City's previous Housing Element was completed in 1991. Usually, Housing Elements are required to be updated every five years. However, due to budget constraints at the State, the State Department of Housing and Community Development ("HCD") did not take actions required to make updates possible, regional housing needs data was not available and the five-year period was extended. In 2000, the regional housing needs data for ABAG (Association of Bay Area Governments) communities was finally available. Communities in the ABAG region, such as Fremont, were instructed to update their Housing Elements using the revised five year time period of 2001-2006.

This document constitutes the City's 2001-2006 Housing Element. The 2001-2006 Housing Element contains the most current information in regard to Fremont's housing market as of Spring 2001, when the bulk of the Element was prepared. Unfortunately, ~~only~~ a very limited amount of 2000 U.S. Census data was available at the time this Element was prepared. Therefore, 1990 U.S. Census data is sometimes cited but as much as possible, is updated with more recent source information.

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Fremont

Fremont is in the San Francisco Bay Area

2. HOUSING NEEDS ASSESSMENT

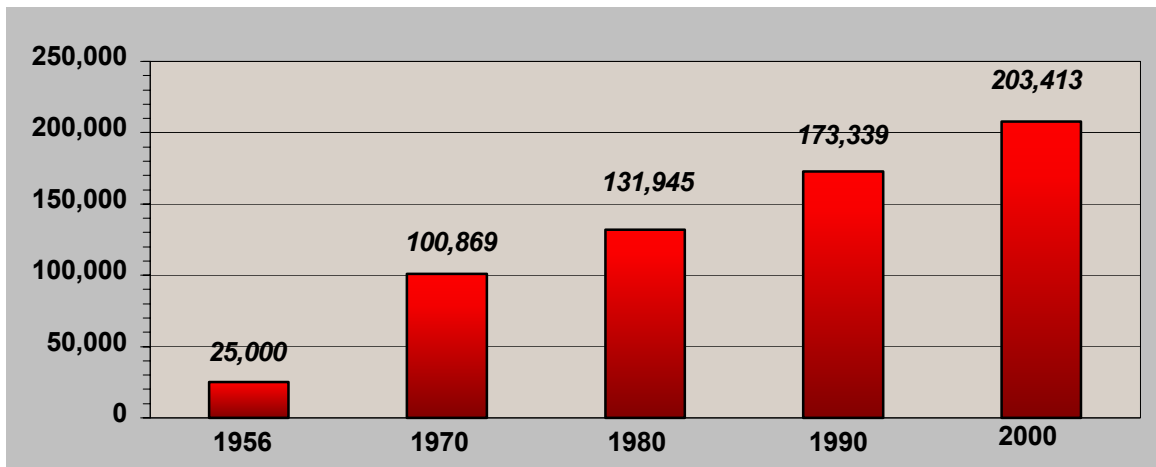
POPULATION INFORMATION

POPULATION DATA

The City of Fremont was incorporated in 1956. The original city limits included the five towns of Centerville, Irvington, Mission San Jose, Niles and Warm Springs. These areas still retain their names as planning areas and neighborhoods in the City. As the City grew, the additional planning areas of Baylands North, Baylands South, Central, Northern Plain and Industrial were added. At the time of its incorporation, the City's population was approximately 25,000 persons.

Like many other California communities, Fremont experienced a tremendous growth spurt during the post World War II era. By 1970, the original 1956 population had increased four-fold to 100,000 persons. During the next three decades, the City continued to grow and by 2000, the population doubled again to 203,413 persons. The 2000 Census data indicated that Fremont was the 14th largest City in California.

ILLUSTRATION #1: CITY OF FREMONT - POPULATION BY YEAR 1956-2000



Source: State of California, Department of Finance, Population and Household Estimates U.S. Census

FUTURE POPULATION GROWTH

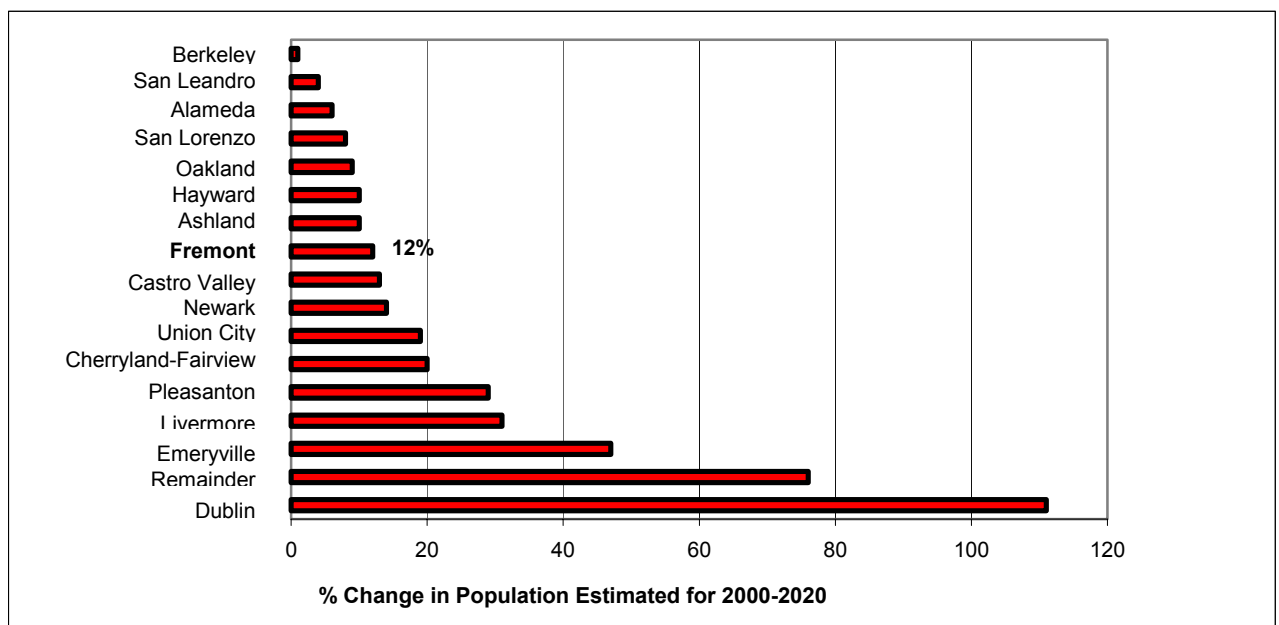
Alameda County is projected to increase in population by 14% between 2000-2020. The total population expected in Alameda County is 1,671,700 persons in the year 2020.

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Alameda County will continue to be the second largest County in the ABAG region—Santa Clara County is the largest County in terms of population and is expected to continue to have the largest population in 2020 also.

For the same time period of 2000-2020, the City of Fremont is expected to experience a 12% increase in population, or 25,800 additional persons during that time period. ABAG estimates that most of the population growth in the region will be due to births and increased life expectancies, rather than migration to the area.

ILLUSTRATION #2: COUNTY OF ALAMEDA ESTIMATED POPULATION INCREASE, 2000-2020 MINIMUM PERMITTED RESIDENTIAL DENSITY

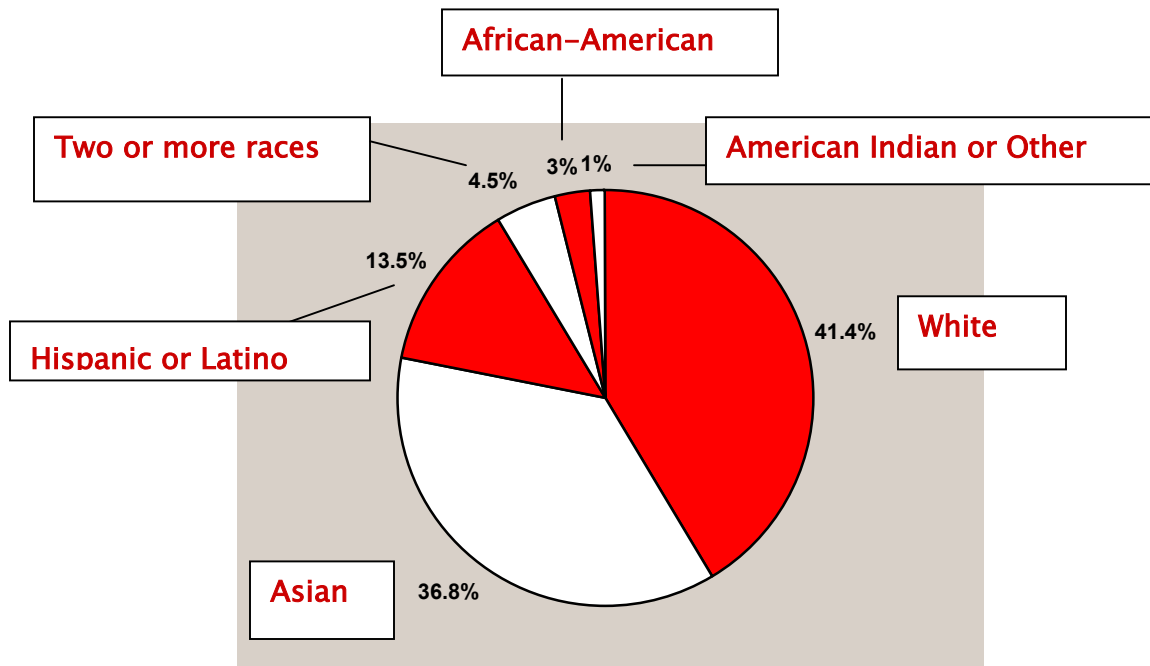


SOURCE: PROJECTIONS 2000 ASSOCIATION OF BAY AREA GOVERNMENTS, DECEMBER 1999 P.66

POPULATION BY ETHNICITY

The San Francisco Bay Region is an ethnically and culturally diverse area. Data from the 2000 U.S. census indicates that the City of Fremont is comprised of many different population groups, including Asian, Hispanic, American Indian and African-American households.

ILLUSTRATION #3: ETHNICITY IN POPULATION, CITY OF FREMONT 2000



Source: U.S. Census Data, 2000

As the illustration above demonstrates, the City's population is ethnically and racially diverse. Asians and Whites are the two most prevalent population group. Hispanic or Latino persons represent 13.5% and African-Americans constitute 3% of the total population. Because of the manner in which data was collated in the 2000 census, persons who listed their racial background as "two or more races" were tabulated as one group in the initial data releases and these persons are representative of 4.5% of the population. Finally, 1% of the population is American Indian or of another racial group.

POPULATION BY AGE

Between 1980 and 1990, the age of the population shifted slightly in Fremont. The group of children ages 10-19 years, which represented 19% of the population in 1980, grew older and created the swell in the 20-44 year age group in 1990. It is interesting to note the steady growth of the age cohorts of 45-64 years and 65+ years over the two decades between 1980 and 2000.

CHAPTER 2: HOUSING NEEDS ASSESSMENT

ILLUSTRATION #4: CITY OF FREMONT- POPULATION BY AGE: 1980 AND 1990

AGE	1980	1990	2000
Under 10 yrs	15%	16%	14.9%
10-19 yrs	19%	11%	13.1%
20-44 yrs	43%	47%	42.3%
45-64 yrs	18%	19%	21.3%
65+ yrs	5%	7%	8.4%
Total Population	100%	100%	100%

Source: U.S. Census, 1980, 1990, and 2000

In looking toward the future, the two population groups that are expected to grow the most are children and those over 55 years. In fact, it is projected that in California by 2020, children (18 years of age and younger) will represent 27.4% of the State's population and persons over the age of 55 years will constitute 26% of the statewide population.¹

POPULATION AND EMPLOYMENT PROJECTIONS

In evaluating current and future employment and its impact on housing, it is important to recognize that Fremont is part of a larger, regional economic market. Fremont is situated in southern Alameda County and participates in that labor market as well as the greater Silicon Valley market area. The housing market in Fremont provides housing not only for persons employed in Fremont but for persons employed outside of the City also.

In regard to the City's current labor force, there were an estimated 95,080 jobs in Fremont in 2000.² This represents 13% of all jobs in Alameda County for the same year. Manufacturing, services and retail are three largest industries in Fremont. For the period from 2000-2005, ABAG estimates that jobs will grow in Fremont to a total of 101,020 jobs, or a 6.2% increase. For the longer time period of 2000-2020, ABAG has projected the following new job growth in Fremont.

¹ **Raising the Roof: California Housing Development Projections and Constraints**, State of California, Department of Housing and Community Development, June 2000 p.11

² **Projections 2000**, ABAG, December, 1999 p. 82

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ILLUSTRATION #5: PROJECTED JOB GROWTH FREMONT, 2000-2020

Industry	# of New Jobs	2000-2020 Percentage Change
Services	17,330	58%
Manufacturing/Wholesale	11,660	38%
Retail	3,410	23%
Other Jobs	3,050	16%
TOTAL	35,450	

Source: "Projections 2000" ABAG, December 1999, p.67

If these 35,450 new jobs are added in Fremont between 2000-2020, the existing job base of 95,080 would increase by 37% to a total of 130,530 jobs. In fact, ABAG has estimated that Fremont will have the fourth-largest increase in jobs in the ABAG region between 2000-2020. The three cities that will have larger job increases than Fremont are San Francisco (102,800 new jobs), San Jose (99,420 new jobs) and Santa Rosa (43,740 new jobs).³ This information indicates that not only will Fremont experience a significant increase in new jobs but the surrounding area will too. ABAG estimates that new employers employment will be numerous plentiful in the Fremont-Milpitas corridor and the Tri-Valley areas of Dublin, Pleasanton and San Ramon, immediately east of Fremont, as well as San Jose and Silicon Valley.

While the total jobs are expected to increase by 37% between 2000-2020, the population is only expected to increase by 12% in Fremont for that same time period. The increased number of new jobs in the City as well as the projected increase in jobs in the surrounding areas is going to exert significant pressure on the City's housing market. ABAG has included these projected new job figures into their calculations for housing units needed in the future and those estimates are included in Chapter 3 of this document. The intense pressure created by job creation in the future is expected to have a significant impact on Fremont's housing market and is an important housing issue to consider in addressing future housing policies and programs, although it is largely out of Fremont's control.

HOUSEHOLD INFORMATION

CURRENT AND PROJECTED HOUSEHOLDS

For purposes of evaluating housing supply and demand, it is helpful to translate information from population figures into household data. The U.S. Bureau of the Census defines a household as all persons who occupy a housing unit, which may include single persons living alone, families related through marriage or blood, and unrelated

³ IBID., P. 7

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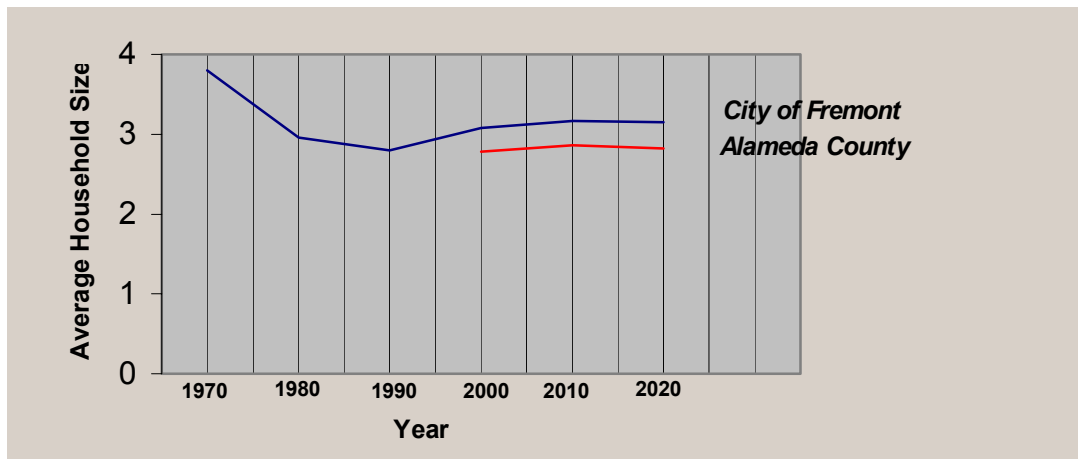
individuals living together. Persons living in retirement or convalescent homes, dormitories, or other group living situations are not considered households.

As of January 2000 there were 67,160 households in Fremont (State of California, Department of Finance estimates). ABAG estimates that, by the year 2005, Fremont's total number of households will increase to 70,730 or a 5.3% increase from 2000-2005. These 70,730 total estimated households would represent approximately 13% of all projected households in the Alameda County area for 2005.

HOUSEHOLD SIZE

Household size is an interesting indicator of changes in population or use of housing. An increase in household size can indicate a greater number of large families or a trend toward overcrowded housing units. A decrease in household size, on the other hand, may reflect a greater number of elderly or single person households or a decrease in family size.

ILLUSTRATION #6: HOUSEHOLD SIZE CITY OF FREMONT AND ALAMEDA COUNTY



Sources: 1970, 1980, 1990 Data: [Housing Element Background Report](#), City of Fremont, May 1991, 2000, 2010, 2020 Data: [Projections 2000](#), ABAG, December 1999

In 1970, the City's average household size was 3.8 persons. However, that average declined during the next two decades. Between 1990 and 2000, the household size started to increase again and, in 2000, the City's average household size was 2.96 persons. ABAG estimates that the City's household size will increase slightly in the next 20 years. In 2010, the average household size is estimated to be 3.17 persons.

Because the City's household size is anticipated to increase only slightly in the near term, it does not appear to be an indicator of any significant housing trend in the City.

HOUSEHOLDS BY INCOME LEVEL

In 2000, the mean income in Fremont was estimated to be \$85,000 per household.⁴ Household incomes are expected to increase with the mean household income in Fremont predicted to be \$92,100 in 2005 and \$95,900 in 2010.⁵

When reviewing household income information, it is helpful to evaluate the proportion of households by income level. Typically, households are defined as very low income, low income, and moderate income. All remaining households then are considered above-moderate or upper income. The chart below identifies the household income categories and also defines those categories. Typically, Many programs with federal funding or requirements are available only to the very low and low-income household levels. Housing programs utilizing State Redevelopment tax increment funds are applicable to the very low and low-income categories as well as moderate income. Listed below are ~~the~~ maximum household incomes by household size that are commonly used by federal, state and local programs to determine eligibility for housing assistance in Fremont. The categories are determined by the average household income as a percentage of median income for the area. For example, the very low-income household category has a maximum income qualification of \$23,650 for a one-person household.

ILLUSTRATION #7: MAXIMUM HOUSEHOLD INCOME LEVELS, SPRING 2000

INCOME CATEGORY	<i>1 Person</i>	<i>2 Persons</i>	<i>3 Persons</i>	<i>4 Persons</i>	<i>5 Persons</i>	<i>6 Persons</i>
Very Low (0-50%)	\$23,650	\$27,050	\$30,400	\$33,800	\$36,500	\$39,200
Low (51-80%)	\$35,150	\$40,150	\$45,200	\$50,200	\$54,200	\$58,250
Moderate (81-120%)	\$56,760	\$64,920	\$72,960	\$81,120	\$87,600	\$94,080

Source: U.S. Department of Housing and Urban Development, March 2000 (Oakland PMSA)

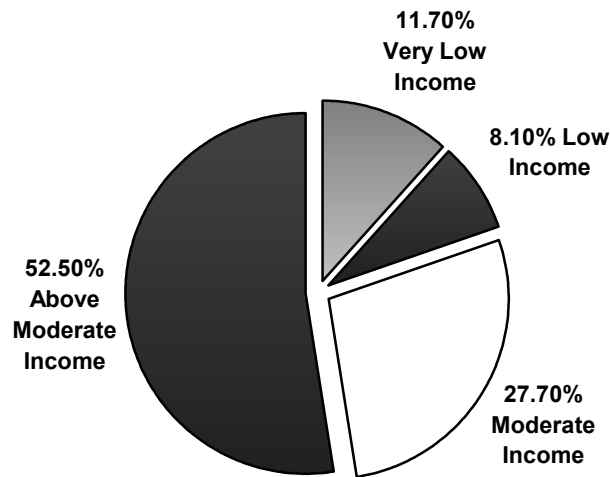
Using 1990 U.S. Census data, approximately 11.7% of Fremont's households were considered to be very low income and another 8.1% were identified as low income. Moderate-income households represented 27.7% of the City's total households. The table below illustrates those percentage proportions applied to the total households in Fremont in 2000. It is important to note that the 1990 data uses the federal definition of moderate income, which includes households at 81-95% of median income. This is different from the State definition, which includes households at 81-120% of median income.

⁴ **Projections 2000**, ABAG December 1999, p.79

⁵ Ibid.

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ILLUSTRATION #8: HOUSEHOLDS BY INCOME LEVEL (ESTIMATED FOR 2000)



<i>Very Low</i>	<i>Low Income</i>	<i>Moderate Income</i>	<i>Above Moderate</i>	<i>Citywide Total</i>
7,858 (11.7%)	5,440 (8.1%)	18,603 (27.7%)	35,259 (52.5%)	67,160 (100%)

While the illustration above indicates that the vast majority of Fremont’s households are estimated to be of moderate or above moderate income, it is important to note that the households who are lower income are important and valuable members of the labor force. Many of these households are service workers who are employed in Fremont or surrounding communities as restaurant workers, grocery clerks, lawn and garden workers and assembly line employees. For example, a full-time service worker earning \$7 per hour has an annual income of less than \$15,000 per year. Even if a household had two full-time service workers, the annual household income would still be less than \$30,000 per year and that two-person household would be considered “low income.” And, if that household included children, the household’s annual income would qualify them as a “very low” income household.

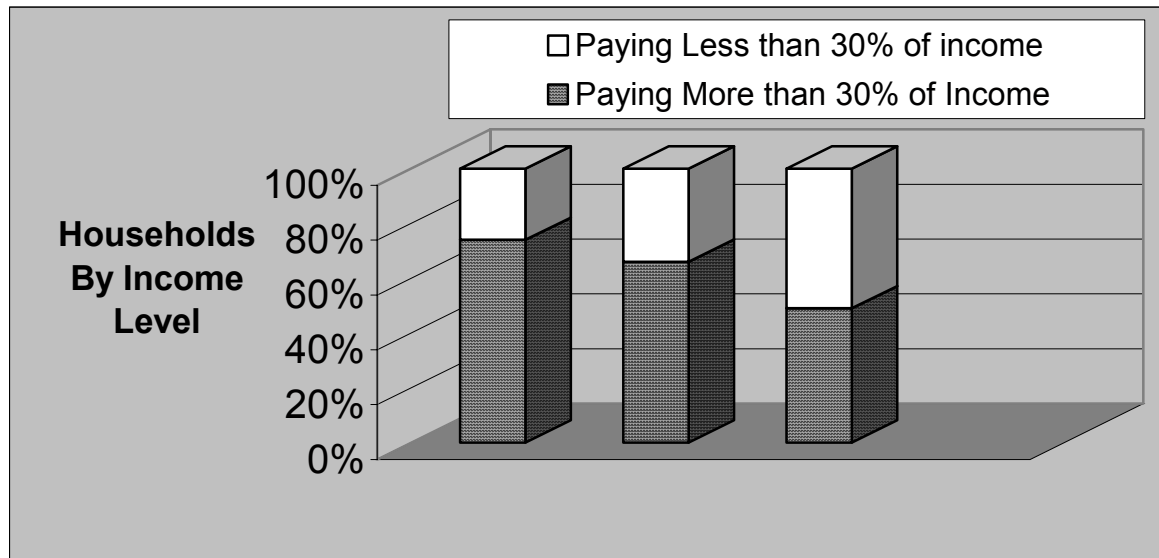
HOUSEHOLDS OVERPAYING FOR HOUSING

Using state and federal definitions, a household is considered to be “overpaying” for housing when they spend more than 30% of their annual income on housing costs. Lower income households typically “overpay” for housing more than moderate and

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above moderate-income households. In fact, as the household income levels increase, the percentage of households “overpaying” for housing typically decrease.

ILLUSTRATION #9: HOUSEHOLDS OVERPAYING FOR HOUSING BY INCOME LEVEL



Source: U.S. Department of Housing and Urban Development, CHAS Tables
City of Fremont, 1990 Data

According to the chart above, approximately 74% of the City’s very low income households (households with incomes less than 50% of median income) paid more than 30% of their income for housing. This figure decreases slightly to 66% of all low-income households (households with incomes from 51-80% of median income) and then decreases further to 49% of all moderate-income households. When these percentages are applied to the number of households in 2000, there would be 5,815 very low income households and 3,590 low income households overpaying for housing, a total of 9,405 lower income households overpaying. These figures are typical for the Bay Area, whose generally high housing prices leave many households no choice but to pay larger parts of their incomes for housing than in most other areas of the country.

Overpaying for housing affects very low-income renters the most. Of all renter households in Fremont at the very lowest end of the income scale (0-30% of median income), approximately 80% were overpaying for housing. For households at 31-50% of median income, 93% of renter households were overpaying for housing. Many of these households are in fact paying more than half of their income for housing. Data for the San Francisco Bay Area indicates that more than half of all very low-income renters pay more than 50% of their income for rent.⁶

⁶ American Housing Survey, 1993 San Francisco and San Jose Metropolitan areas

HOUSEHOLD TENURE

Household tenure (owner occupied or renter occupied) is an important characteristic to review in evaluating housing supply and demand. Communities need to have an adequate supply of units available both for rent and for sale in order to accommodate a range of households with varying incomes, family sizes and composition, life styles, etc.

In Fremont, the majority of housing units are owner-occupied. Of all occupied units in the 2000 U.S. Census, 64.5% were owner-occupied or 43,319 households. The remaining 35.5% were renter-occupied units (23,841 households). This is only a slight change from the 1990 data, which indicated 65% owners and 35% renters.

In comparison to other neighboring communities, Fremont had a fairly high level of homeownership. For the same time period, the percentage of homeowner units in Alameda County as a whole was 54.7%. The rate for the State of California in 2000 was 56.9% of all households were homeowners.

HOUSEHOLDS WITH SPECIAL NEEDS

Within each community, ~~there may be~~ certain sub-populations ~~that~~ have special housing needs. For purposes of this Housing Element, following are the households that have been identified as having special housing needs in Fremont.

1. Homeless Households
2. Large Households and Overcrowded Households
3. Single Parent Households
4. Elderly Households
5. Disabled (Physical and Mental) Households

Farm worker households are also typically considered to be households with special needs. However, a review of all available data for the City of Fremont indicates that there are not a substantial number of farm worker households within the City and, consequently, they are not identified specifically as a group with special needs. The 1990 U.S. Census data identified less than 1% of the City's labor force employed in farming or agricultural work. Information from the State Employment Development Department (EDD) was also reviewed and indicated no significant number of workers employed in the agricultural sector in Fremont.

1. Homeless Households

Homelessness is a housing issue that has become a significant social concern in recent years. The number of homeless persons has increased in the Bay Area in the last decade for a number of reasons. These include the decrease in federal housing funds, the high cost of available housing, the increasing number of mentally ill individuals living on their own, persons with substance abuse problems, women and

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children fleeing family violence and the lack of family support networks in today's fast paced society.

The most comprehensive regional document concerning homelessness is the Alameda County "Continuum of Care" Plan (April 15, 1997). According to that document, a homeless individual is "...one who lacks a fixed, regular, and adequate residence. In addition, the definition includes those who live in supervised nighttime emergency and transitional residential facilities."⁷ Of the total number of estimated homeless in Alameda County at a single point in time, 11.7% or 1,100 persons were identified as located in the "south county" area of Fremont, Newark and Union City.

The 1997 Plan also provides information regarding underlying characteristics of the homeless population. It should be noted that this data is based on a survey conducted in 1991 but the survey results are still considered to be valid since homeless characteristics do not change substantially over the years. Following are some of the characteristics of the south county homeless population as compared to the homeless population countywide.

ILLUSTRATION #10: HOMELESS POPULATION CHARACTERISTICS SOUTH COUNTY AREA AND COUNTYWIDE

	<i>Mental Illness</i>	<i>Alcohol or Drug</i>	<i>Dual Diagnosis</i>	<i>HIV/AIDS</i>	<i>Domestic Violence</i>	<i>Veterans</i>
South County (Fremont, Newark and Union City)	34-42%	38-63%	28-40%	Not available	Not available	26%
Alameda County	22-42%	38-69%	19-40%	15-25%	21%	31%

In addition to continuing the funding for existing programs, the 1997 Plan identifies the following as one of the major goals for the south county area:

*Development of new shelter beds/transitional housing in South and/or East County which are targeted for families, the mentally ill, AOD (alcohol or other drug dependency) and dually diagnosed individuals.*⁸

A more recent report entitled "The Hidden Homeless of Fremont" was completed in June 1999. The report was sponsored by the Tri-City Homeless Coalition and led by the Fremont Street Homeless Task Force, which was a group of approximately 70

⁷ "Alameda County-Wide Homeless Continuum of Care Plan," County of Alameda, April 15, 1997, p. 12

⁸ IBID, p.68

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community and church leaders. During a 48 hour time period in January 1999, a survey was conducted with the goal of interviewing as many people as possible that fell under the definition of “homeless.” This report estimates that there are approximately 500 homeless individuals at any one time in Fremont.⁹ This number includes people “on the street” as well as in temporary shelters. Some of the more interesting results of the actual survey (193 unduplicated homeless persons were surveyed), were the following:

- Approximately 52% of the homeless were employed.
- Approximately 47% of those surveyed were from Fremont, 72% of the remaining people were from southern Alameda County.
- A surprisingly low number were on any form of public assistance – 64% received no public assistance.

The lack of affordable housing was cited over and over again as the number one reason for homelessness. Other contributing factors included underemployment in the labor force as well as domestic violence, mental illness, and drug/alcohol dependency.

ILLUSTRATION #11: EXISTING HOUSING RESOURCES FOR HOMELESS CITY OF FREMONT, 2001

EXISTING RESOURCES		
Sunrise Village 588 Brown Road	Emergency Shelter	30 beds (single individuals) 10 Family Rooms
SAVE (Shelter Against Violent Environments) <i>Undisclosed Location</i>	Emergency Shelter	30 beds for victims of domestic violence
Aasra (Aasra translates to “shelter”) <i>Undisclosed Location</i>	Emergency Shelter	6 beds for victims of domestic violence (So. Asian)
Bridgeway Apartments 4165 Bay Street, Fremont	Transitional Housing	8 Residential units
“Winter Relief” Program	Emergency Shelter at rotating religious facilities	
PROPOSED RESOURCES		
Alliance Housing <i>(Located in Castro Valley but available to Fremont residents)</i>	Permanent Supportive Housing	27 Units
Bridgeway East	Transitional Housing	18 Units
FESC (Family Emergency Shelter Coalition) <i>Located in unincorporated area but available to Fremont residents</i>	Transitional/Congregate Living	8 Families

⁹ “The Hidden Homeless of Fremont,” Tri-City Homeless Coalition, June 10, 1999 p.13

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The preceding chart identifies the existing housing resources for homeless individuals in the City of Fremont. Tri-City Homeless Coalition manages both Sunrise Village and the Bridgeway Apartments and coordinates the delivery of homeless services in the Fremont area. In addition to providing housing, these developments also provide numerous supportive services and case management for the residents. With partial funding from the City, an employment specialist is available at Sunrise Village to help homeless clients in finding work. There is also significant community involvement in homeless issues. For example, staff at Sunrise Village also reports that there are over 700 volunteers from the community who donate time or materials annually to the homeless shelter.



SUNRISE VILLAGE PROVIDES EMERGENCY SHELTER, TRANSITIONAL HOUSING AND SUPPORT SERVICES FOR HOMELESS INDIVIDUALS AND FAMILIES IN FREMONT.

Sites for Emergency Housing/Transitional Housing: Emergency Shelters and Transitional Housing are allowed with a conditional use permit in all residential, general industrial, neighborhood commercial, community commercial and thoroughfare commercial zones. The City has consistently allowed the winter relief program to operate in six churches in locations throughout the community in a variety of planning zones, including commercial, residential and industrial areas. A complete description of site requirements for emergency shelter and transitional shelter facilities is provided in Appendix G of this document.

HOMELESS: PROJECTED HOUSING NEEDS

Staff at Sunrise Village estimate that there is an average of 35-40 families on their waiting list looking for shelter on any given night. On an annual basis, it is estimated that 300-400 households and between 1,450-1,900 individuals are homeless and unable to access housing.¹⁰ The 1997 “Continuum of Care” Plan identified the development of new shelter beds/transitional housing as a major goal in the South/East County area. Specifically, the Plan identified housing that would be targeted for families, the mentally ill, AOD (alcohol or other drug dependency) and dually diagnosed individuals. Therefore, while the Fremont community has provided significant resources already for homeless individuals and families, there is still an unmet need for additional housing resources. These resources include shelter beds, transitional housing and affordable permanent housing. Program #47 in Chapter 8 of this document carries forward the City's commitment to address homeless needs.

2. Large Households and Overcrowded Households

“Large households” are households that contain five or more persons. In 1990, the census data demonstrated that approximately 12.5% of all Fremont households were large households. Of all large households in Fremont, 69% were owner-occupants and 31% were renter-occupants. If these percentage figures are applied to the total households in Fremont in 2000, then 8,395 households are large households (12.5% of 67,160 total households). Of those 8,395 large households, 5,793 are estimated to be owner-occupants (69% of all large households) and 2,602 are estimated to be renter-occupants (31% of all large households). As indicated earlier in this report, household size in Fremont has been increasing since 1990 and is expected to continue a slight increase in the next decade. Therefore, it would appear plausible that the proportion of large households in the City would be at least the same in 2000 as in 1990.

Large households and overcrowded households are often evaluated together because of the tendency for large households to also be overcrowded households. A household is typically considered to be “overcrowded” when the number of persons living in a housing unit is greater than the number of rooms, excluding bathrooms and kitchens. Overcrowded households are usually a reflection of the lack of affordable housing. Households who cannot afford housing units suitably sized for their households are often

¹⁰ “Steps Project: Creating Housing for Homeless Families” Tri-City Homeless Coalition, 2000, p.3

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forced to live in housing that is too small for their needs. Cultural preferences in living styles may also result in overcrowded households.

According to 1990 U.S. Census data, there were 3,925 households which could be classified as “overcrowded;” in other words, households with more than one person per room. These 3,925 households represented 6.5% of all Fremont households at that time. In comparison, overcrowded households represented 7.9% of all Alameda County households in 1990 and, statewide, overcrowded households comprised 11.7% of all households in California. If the 6.5% figure were applied to the total Fremont households in the year 2000, it would appear that 4,365 households are estimated to be overcrowded (6.5% of 67,160 total households in 2000). In 1990, 60% of all overcrowded households were renters. Therefore, it is estimated that 2,619 households in 2000 are overcrowded and renters.

Overcrowded housing is a significant concern especially in regard to rental housing. Typically there are not a sufficient number of larger units (three bedrooms or more) available to rent at affordable prices in a community. For example, a survey of 75% of the multi-family units in Fremont in December 2000 indicated that only 4% of the units were three bedrooms or larger.¹¹ The average rent for the three bedroom multi-family unit in Fremont at that time was \$2,212 per month. This data provides some indication of the need for larger size units, especially affordable larger units.

The City’s existing multifamily zoning creates an implicit incentive for units for larger families because developers can realize additional value, while staying within the maximum permitted unit density, by building larger units. In order to further encourage larger units, the City will explore other incentives that may be created (Program #27 in Chapter 8). Despite some expressed concern with this issue, other workable incentives have not been identified during the extensive public review that has occurred as the City has prepared its current Housing Element or in comment letters received during the process. This program will identify possible incentives, particularly incentives in use by other cities, and evaluate their success.

LARGE AND OVERCROWDED HOUSEHOLDS: PROJECTED HOUSING NEEDS

It is estimated that, in 2000, there were 2,602 large households that were also renter households in the City of Fremont. Of all overcrowded households, it is estimated that 2,619 households are overcrowded and occupying rental units in Fremont in 2000. While it is impossible to make a one-to-one correlation between large, renter households and overcrowded, renter households, these estimates are strikingly similar and do provide some

¹¹ Apartment Property Survey, City of Fremont, RealFacts (Novato, CA.) December 2000

indication that approximately 2600 households are in need of larger and, probably, more affordable housing units. Program #27 in Chapter 8 was developed to address the need for larger-sized units in Fremont.

3. Single Parent Households

Female single parent households are much more prevalent than male single parent households. The 1990 U.S. Census reports that there were 2,729 female-headed households with children under the age of 18 years in the City. These 2,729 households represent 11.7% of all family households in the City at that time. Male single parent households comprised 4.2% of all family households in Fremont.

A comparison of household income data provides important information regarding single parent, especially female-headed households. The mean income for all married couple families with children in Fremont was \$67,129 according to the 1990 U.S. Census. However, the mean income for a female head of household for that same time period was only \$28,949 – less than half the income for a married couple. This gap in income level makes it much more difficult for the female headed household to secure decent and affordable housing.

SINGLE PARENT HOUSEHOLDS: PROJECTED HOUSING NEEDS

Affordable housing is one of the more significant needs of single parent households. Limited household income constrains the ability of single parent households to “afford” housing units. Consequently, these households may have to pay more than they can afford for housing for themselves and their children. Or, they may have to rent a housing unit that is too small for their needs because it is the only type of housing that they can afford. Other housing related needs that affect single parent households include assistance with security deposits, locating housing that is close to jobs, availability of child care services and proximity to transit services.

4. Elderly Households

Older Adult and elderly persons (age 60 and above) are gradually becoming a more substantial segment of a community’s population. Americans are living longer and are having fuller lives than ever before in our history and are expected to continue to do so. The average life expectancy of a person born in 2000 is 90 years.

In 1990, 11% of all households were had one or more elderly members. Of those elderly households, 26% were renters and 74% were owners. The 2000 U.S. Census indicates that there were 11,912 households (17.5% of all households) with individuals 65 years or

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older. If the 1990 household tenure distribution is applied to these households, then 8,815 of these households are homeowners and 3,097 are renters.

ABAG has provided projections for age distributions from 2000-2020 for the region. These estimates indicate that the 65+ years population will increase by almost 90% during that time period. The population of persons 85+ years is expected to almost double in size with two-thirds of that population estimated to be female.¹² These large increases in percentage and number of older adults in our population indicates that there will be an even greater demand for a range of housing opportunities such as independent living facilities, assisted housing or congregate care facilities, group homes, etc.

However, not only must there be a range of housing opportunities but there is a definite need for affordable housing opportunities. A recent report issued by the Alameda County Commission on Aging indicated that 80% of seniors in Alameda County paid well in excess of 30% of their income in rent.¹³ The difficulty of finding affordable housing is also reflected in a recent review of data collected by Eden Information and Referral. In a review of phone calls made to the agency from elderly households in Fremont, 75% of the households looking for housing assistance could be classified as a very low or low-income household.¹⁴ The lower income households especially have a difficult time securing affordable housing. For example, an elderly household of 1 person could have a maximum income of \$23,650 per year in 2000 to qualify as a very low-income household. Using a 30% maximum of housing costs to income, this household should spend no more than \$591 per month for housing. It is difficult to find a 1-bedroom apartment for under \$1000 per month in Fremont; consequently, very low and low-income elderly are often forced to spend more than they can “afford” just to secure a housing unit. One further fact to consider in regard to the elderly population is that many times they have difficulty “relocating” to other, more affordable communities. The elderly often have more of a need to remain close to their support systems, whether it is family members, friends or social service/health agencies. Therefore, they are not as mobile as other age segments of the population. In summary, age and income are definitely factors that are important to consider in encouraging more housing opportunities for this household group.

¹² **Projections 2000**, ABAG December 1999, p.14-15

¹³ “Affordable Senior Housing, Report of Recommendations and Actions” Alameda County Commission on Aging, December 1999

¹⁴ Data profile of elderly households from Fremont, Eden Information and Referral, March 2001

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ILLUSTRATION #12: EXISTING AFFORDABLE HOUSING RESOURCES FOR ELDERLY

Affordable Assisted Housing Developments*:

<u>Name</u>	<u>Address</u>	<u># of Units</u>	<u>Income Eligibility</u>
Pasatiempo	39548 Fremont Blvd.	59	50% of median income or below
Rancho Luna	3939 Monroe Ave/	26	50% of median income or below
Rancho Sol	3599 Pennsylvania Ave.	12	50% of median income or below
Sequoia Manor	40789 Fremont Blvd.	80	50% of median income or below

Proposed Development/Under Construction

Fremont Oaks	2791 Driscoll Road	50	Households with one deaf member
Avelina,	159 Washington Blvd.	40	50% of median income or below

*These assisted housing developments are specifically for seniors/disabled. There are other assisted housing developments in the City, which house seniors, disabled as well as families. Please see Illustration # 30 in Chapter 6 of this document for a complete listing of all affordable housing developments in Fremont.

OTHER ASSISTANCE FOR SENIORS:

Housing Rehabilitation Assistance	Rehabilitation/Emerg. Repair	City of Fremont
Home Equity Conversion for Seniors	Information/Assistance	City of Fremont
Senior Support Services	Information/Assistance	City of Fremont

ELDERLY HOUSEHOLDS:

PROJECTED HOUSING NEEDS

The number and percentage of elderly in the population is expected to increase in coming years. Further, significant increases are expected in the “older” elderly population of 85+ years. One of the most significant needs of the elderly is for affordable housing. Limited or fixed incomes often constrain the ability of elderly households to secure affordable housing. Elderly households also need a range of different type of housing opportunities as they age. Housing developments are needed that provide for independent living as well as assisted living or specialized care arrangements. Programs #42 and 43 in Chapter 8 of this document address elderly housing assistance.

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5. Disabled Households

The 1990 U.S. Census provides some information regarding disabled in the population. The Census used the definition of disabled as someone who has a work disability, mobility limitation or self-care limitation and is 16 years of age or older.

There were 13,258 persons (7.6% of total City population) who were classified as having a disability. Of this total, 6,610 had a work disability only with no mobility or self-care limitation. Another 3,392 individuals had a work disability with mobility or self-care limitation and the remaining 3,256 had a mobility or self care limitation but no work disability.

ILLUSTRATION #13: INDIVIDUALS BY DISABILITY (16+ AGES) CITY OF FREMONT, 1990

Type of Disability	Number
Work Disability (No Mobility or Self Care Limitation)	6,610
Work Disability (Mobility or Self Care Limitation)	1,392
Mobility or Self Care Limitation (No Work Disability)	<u>3,256</u>
TOTAL	13,258

If the 7.6% figure is applied to the year 2000 City population of 203,413 (2000 U.S. Census), then approximately 15,459 persons who are 16 years of age and older could be estimated to have a disability. Following the same proportions as in 1990, approximately 50% of those 15,459 persons would have a mobility or self care limitation.

The Alameda County Department of Behavioral Health Care Services provides estimates on the number of people with mental disabilities in the County. The Department serves approximately 14,501 people annually who have severe and chronic mental disabilities. It is estimated that 73% of this population is housed; while 4% is estimated to be homeless at any given time and another 23% have an unknown living situation.¹⁵ There is a real need for more small group home and board/care homes for the mentally disabled. The County's 2000-2004 "Consolidated Plan" document cites that there are only 35 Board and Care Homes with a total of 411 beds for mentally disabled in the countywide Consortium area.

¹⁵ "Consolidated Plan 2000-2004", Alameda County HOME Consortium, May 15, 2000 p.18

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ILLUSTRATION #14: EXISTING HOUSING RESOURCES FOR DISABLED CITY OF FREMONT, 2001

Affordable Assisted Housing Developments*:

<u>Name</u>	<u>Address</u>	<u># of Units</u>	<u>Income Eligibility</u>
Pasatiempo	39548 Fremont Blvd.	59	50% of median income or below
Rancho Luna	3939 Monroe Ave.	26	50% of median income or below
Rancho So 1	3599 Pennsylvania Ave.	12	50% of median income or below
Sequoia Manor	40789 Fremont Blvd.	80	50% of median income or below
Redwood Lodge	40767 Fremont Blvd.	24	50% of median income or below

Proposed Development:

Fremont Oak Gardens	2791 Driscoll Road	50	Senior Households
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* These assisted housing developments are specifically for seniors/disabled. There are other assisted housing developments in the City, which house seniors, disabled as well as families. Please see Illustration # 30 in Chapter 6 of this document for a complete listing of all affordable housing developments in Fremont.

Other:

Housing Rehabilitation Assistance	Rehabilitation/Emergency Repairs	City of Fremont and Alameda Co.
Rental Accessibility Grants	Funding to provide modifications to housing units occupied by disabled renters.	City of Fremont and Alameda Co.

From a housing perspective, there are several different housing needs of disabled persons. For those disabled with a developmental or mental disability, one of the most significant problems is securing affordable housing that meets their specialized needs. Housing needs can range from institutional care facilities to facilities that support partial or full independence (such as group care homes). Supportive services such as daily living skills and employment assistance need to be integrated into the housing situation also.

The disabled person with a mobility limitation requires housing that is physically accessible. Examples of accessibility in housing include widened doorways and hallways, ramps leading to doorways, modifications to bathrooms and kitchens (lowered countertops, grab bars, adjustable shower heads, etc.) and special sensory devices (smoke alarms, light switches, etc.). Inclusion of such features in new housing is controlled by state and federal law. An example of the specialized design needs of the physically disabled is the proposed Fremont Oaks Gardens development, a 50-unit development with special design features for deaf seniors. This project has been approved for over \$4 million in City funds (Redevelopment set-aside, HOME and CDBG) and ~~was~~ is scheduled to begin construction in ~~early 2002~~ April 2003. The building and units have

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been designed for the needs of deaf individuals such as visual cues (flashing strobe lights, video cameras), special telephone and internet wiring, and other amenities. There is a significant deaf community in Fremont because of the proximity of the California School of the Deaf and so this is a wonderful example of a housing development responding to a local community need.

DISABLED HOUSEHOLDS: PROJECTED HOUSING NEEDS

People with disabilities require a wide range of different housing, depending on the type and severity of their disability. The County has specifically identified small group homes for the mentally disabled as a particular need in the area. In addition, “barrier-free” housing is needed for those with mobility limitations. Because people with disabilities often have limited incomes, affordable housing that meets their particular needs is especially critical. The City has identified three specific programs to address disabled needs, especially constraints to housing for persons with disabilities. Programs #44, 45 and 46 in Chapter 8 address disabled issues.

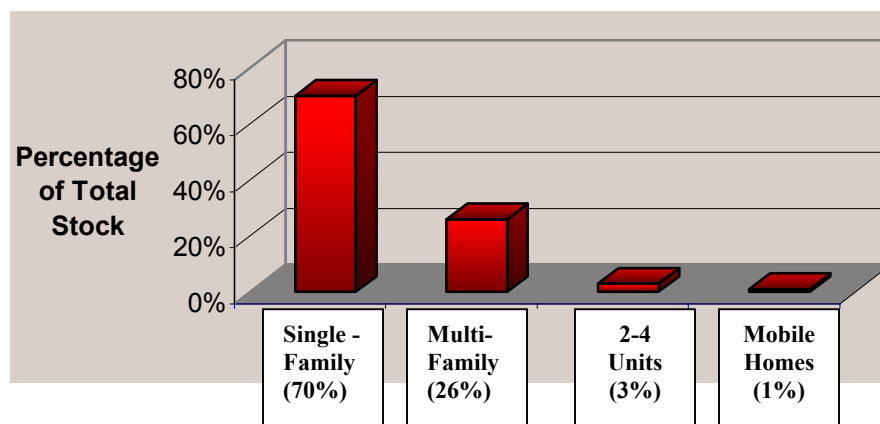
HOUSING STOCK DATA

HOUSING UNITS BY TYPE

Fremont’s housing stock was primarily built in the decades after World War II and reflects its suburban, residential character. In January 2000, there were a total of 69,616 housing units in Fremont and the majority of those units were single-family housing units. Single-family units (detached and attached) accounted for 70% of the total housing stock in 2000, with the majority of those units being single-family, detached units. The construction of multi-family units (multiple units in structures of 5 or more units) increased in the 1980-90 decade but has leveled off at approximately 26% of the housing stock for the 1990-2000 decade.

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ILLUSTRATION #15: HOUSING STOCK BY TYPE, CITY OF FREMONT, JANUARY 2000



Source: State of California, Department of Finance Population and Housing Estimates, January 1, 2000

In 2000, the total number of single-family units was 48,539 units; 42,158 of those units are single-family detached units. Multi-family units numbered 18,240 and units in structures of 2-4 units totaled 2,054. There were 783 mobile homes.

Between 1990-2000, a total of 7,216 housing units were added to the housing stock. This is an 11.5% increase from the 1990 total housing stock number of 62,400 units (1990 U.S. Census figure). However, the proportion of housing units by type remained relatively constant for the decade. As Illustration # 16 demonstrates, single-family units represented 71% of the housing stock in 1990 and 70% of the stock in 2000. The ratio of mobile homes and 2-4 unit structures remained the same and multi-family units increased by only 1% of the total stock from 25% in 1990 to 26% in 2000.

ILLUSTRATION #16: HOUSING STOCK COMPARISON, CITY OF FREMONT 1990 AND 2000

TYPE OF UNIT	1990		2000	
Single-Family Detached	38,024	61%	42,158	61%
Single-Family Attached	6,300	10%	6,381	9%
2-4 Units	1,893	3%	2,054	3%
Multi-Family (5+ Units)	15,400	25%	18,240	26%
Mobile Homes	783	1%	783	1%
TOTAL	62,400	100%	69,616	100%

Source: State of California, Department of Finance Population and Household Estimates, 1990 and 2000

AGE OF HOUSING

At the time that this Housing Element document was written, 2000 U.S. Census data was not yet available. Using 1990 U.S. Census data and January 2000 data from the California Department of Finance, the following estimates of age of housing were developed. This data indicates that approximately 38% of the City's housing stock was built prior to 1969 and, at the time this report was written, was over 30 years of age.

ILLUSTRATION #17: AGE OF HOUSING STOCK, CITY OF FREMONT, JANUARY 2000

Year Built	# of Units	Percent of Total
1939 or earlier	1,005	1.4%
1940-1949	674	<1%
1950-1959	8,446	12.1%
1960-1969	16,149	23.3%
1970-1979	16,939	24.3%
1980-1989	19,187	27.5%
1990-1999	7,216	10.4%
TOTAL	69,616	100%

Source: U.S. Department of Commerce, Bureau of the Census, 1990 Census
State of California, Department of Finance, January 2000

VACANCY RATES

The vacancy rate in a community indicates the percentage of units that are vacant and for sale/rent at any one time. The 2000 U.S. Census indicates that there is a very low vacancy rate in Fremont.

The homeowner vacancy rate in 2000 was 0.6% and the rental vacancy rate was 1.7%. Industry norms indicate that "healthy" vacancy rates are approximately in the 3-5% range. The low vacancy rates in Fremont indicate a very tight housing market with substantial demand for housing units. As of December 2002 the rental vacancy rate had increased to 5.2%¹⁶.

HOUSING CONDITION

As the City's housing stock ages, there is concern about the condition of the existing housing units. Approximately 38% (26,274 units) of the City's existing units are now 30 years of age or older.

¹⁶ Real Facts, December 2002.

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In 1999-2000, a windshield survey was conducted in each of the three Redevelopment areas. The purpose of the survey was to identify units that were substandard and in need of rehabilitation. The results of the survey indicated the following:

- Centerville – 6% of all units needed rehabilitation (21 units)
- Irvington – 7% of all units needed rehabilitation (53 units)
- Niles – 13% of all units needed rehabilitation (28 units)

From the windshield survey results, it appears that between 6-13% of the housing stock in these older neighborhoods needs rehabilitation. If the 6-13% range is applied to units that are 30 years of age or older in the City (26,274 units), it would appear that the range of units that could be estimated citywide to be in need of rehabilitation is 1,576-3,415 units.

In coordination with the Community Preservation Division of the Building Department, the Apartment Preservation Program was launched in 2002. The goal of the program is to insure that all apartments are safe, in good repair, and well maintained. Activities of the program include (a) designation of a central coordinator, (b) mailer to all apartment owners announcing the Apartment Preservation Program, which includes the active participation of apartment owners, managers, and tenants, (c) mailers to tenants which includes an apartment self-inspection check-list, information on how to contact the City should conditions be of concern, and tips on how to work cooperatively with the apartment owner and/or manager to remedy sub-standard conditions, (d) City sponsored training, with the Southern Alameda County Rental Housing Owners Association, in which apartment managers were trained on apartment preservation techniques including inspection, observation and emerging trends and problems, such as termites, mold, and dry rot, (e) six apartment buildings older than 10 years, and geographically dispersed throughout the City, are being inspected per week to gather additional data on housing condition determination.

An aggressive Home Improvement Loan Program campaign to introduce the many programs offered by the City to assist income eligible homeowners to keep their homes in quality condition will be continued.

Lead Hazards:

In evaluating condition of housing, another important issue to examine is the prevalence of lead hazards in housing units. Younger children (7 years and younger) are especially vulnerable to overexposure to lead, which can cause injury to the brain and nervous system as well as other physical ailments. Lead based paint, which was used until 1978, is a leading contributor to lead poisoning.

Alameda County ranked second among California's urban counties in the proportion of pre-1950 housing stock, where lead-based paint is most often found. The Alameda County Lead Poisoning Prevention Program has identified the potential number of units

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in the Alameda HOME consortium that could contain lead based paint and are occupied by children 7 years of age and younger. Approximately 17.5% of the total county consortium units that were built prior to 1978 are located in Fremont.¹⁷ The 17.5% figure represents

a total of 42,529 units in Fremont that were built prior to 1978. The Consortium report further indicates that many low-income households, particularly renter households, occupy the much older housing stock in the Consortium, units which potentially contain lead-based paint.

In 2000, the federal government completely revised its lead-based paint regulations to more adequately address this issue. Units assisted with HOME, CDBG and other federal funds must comply with lead-based paint regulations. However, it is also important to inform the general public of the hazards of rehabilitating or remodeling housing units in regard to lead-based paint.

COST OF HOUSING AND AFFORDABILITY

One of the most important factors in evaluating a community's housing market is the cost of housing and, even more significant, whether the housing is affordable to households who live there or would like to live there. Unfortunately, housing costs have increased in the San Francisco Bay Area in recent years. In fact, the Bay Area has consistently been ranked as one of the most expensive places to live in the United States. A recent poll sponsored by the "*San Francisco Chronicle*" underscores this issue. In their poll of San Francisco Bay Area residents, 66% of the respondents stated that they were unable to afford the type of housing they would like in the Bay Area.¹⁸ Responses were also categorized by geographic area and, of those respondents from the East Bay, 65% stated that they were unable to afford the type of housing they would like. In other words, two out of three respondents could not afford the type of housing they wanted.

Homeownership Costs

The cost of acquiring a home has increased significantly in recent years. In fact, the appreciation of homes has escalated so rapidly that home sale prices in excess of \$1 million are no longer unusual. In one area of Fremont alone, there was an 83% increase in the number of homes that sold for \$1 million or more from 1999-2000. The southeastern area of Fremont in the zip code of 94539 had 119 homes that sold for more than \$1 million in 2000. This appreciation has affected all price levels of housing in the City as the chart below illustrates. Median sales prices for the City are illustrated in the chart according to the zip code in which they are located.

¹⁷ "Consolidated Plan 2000-2004", Alameda County HOME Consortium, May 15, 2000 p.25

¹⁸ "Tales of Housing," *San Francisco Chronicle*, November 26, 2000

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**ILLUSTRATION #18: MEDIAN SALES PRICES, CITY OF FREMONT
1999-2000**

Zipcode	Geographic Location	Median Sales Price September, 1999	Median Sales Price September, 2000	% Increase from 1999-2000
94538	Central Fremont (e.g. Irvington Planning Area)	\$268,000	\$347,000	29%
94555	Northwest Fremont (e.g. Northern Plain Planning Area)	\$298,000	\$405,000	36%
94536	Northern Fremont (e.g. Niles Planning Area)	\$326,000	\$425,000	30%
94539	Southern/Southeastern Fremont (e.g. Mission San Jose Planning Area)	\$442,500	\$599,000	35%

Source: Data Quick Information Systems, February 2001

Using traditional financial formulas, low and moderate-income households are no longer able to purchase the average home in Fremont. For example, in order to be able to afford to purchase a home at the lower median sales price of \$347,000 in the central Fremont area, a household would need an income of approximately \$98,839 annually. This assumes a 20% downpayment of \$69,400 and a 30-year traditional mortgage at 8% interest. Fixed-rate mortgages would be significantly lower. Since current high prices are partly a function of low interest rates, the affordability picture is probably not as bad as stated here. Property taxes and insurance are estimated annually to be 1.5% of the purchase amount. The total mortgage, taxes and insurance cost (PITI) is \$2471 per month and this figure is estimated to be no more than 30% of the household's income. The \$98,839 household income figure far exceeds the average income of low and very low-income households, thereby pricing homeownership out of their range unless subsidies are provided. In fact, the \$98,839 figure also exceeds the estimated maximum household income in 2000 for a moderate-income household of 6 persons in Fremont, which HUD has estimated to be \$94,800 per year.

Rental Costs

While homeownership is out of reach for many low and moderate-income households, the rental market does not provide many more opportunities. According to a rental housing survey conducted in Fremont in December 2000, the average rent for a multi-family rental unit was \$1,666 per month. The average rent by bedroom size was as follows:

CHAPTER 2: HOUSING NEEDS ASSESSMENT

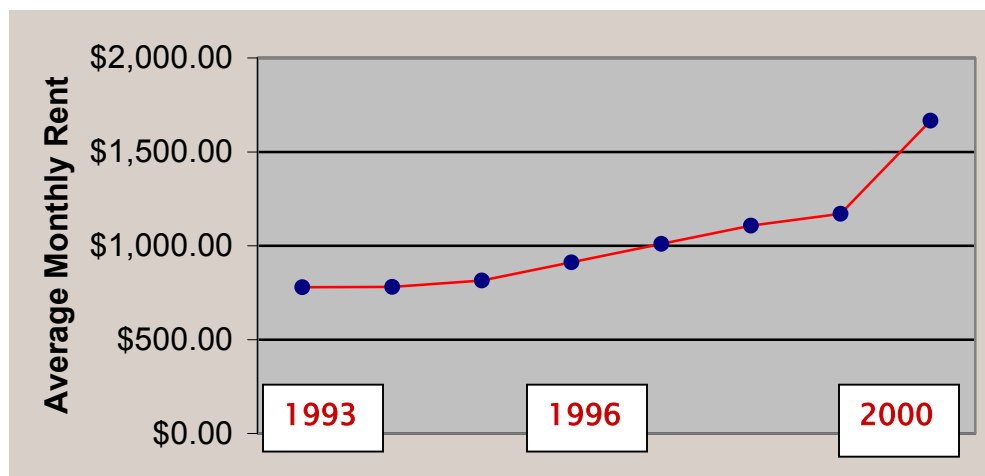
ILLUSTRATION #19A: AVERAGE RENTAL COSTS, CITY OF FREMONT 2000

Bedroom Size	Average Monthly Rent
Studio	\$1,133
1 Bedroom	\$1,503
2 Bedroom	\$1,793
3 Bedroom	\$1,904
Average for All Sizes	\$1,666

Source: Real Facts, Novato California December 2000

The same survey referenced above reviewed rental costs in Fremont from 1993 to 2000. The results of that review indicated that the average rent for multi-family units in Fremont more than doubled in that time period. In 1993 the average rent was \$778 and, by the end of 2000, it was \$1,666 per month. From 1999-2000 alone, the average rent increased by 42 percent. While rents have declined between 2000 and early 2003, so that problems of affordability are less severe than depicted here, there is no question that affordable housing must continue to be a priority for Fremont.

ILLUSTRATION #19B: AVERAGE RENTAL COSTS, CITY OF FREMONT 1993-2000



CHAPTER 2: HOUSING NEEDS ASSESSMENT

Housing Cost and Overpaying for Housing

Regarding affordability of housing, the information previously noted in Chapter 2 of this document indicate that approximately 9,405 lower income households are estimated to be overpaying for housing. Typically, this means that the household is paying more than 30% of income for housing. Once a household starts to pay more than 30% of income for housing, then it is assumed that there is less money available for other household necessities such as food, transportation, child care, etc. and, consequently, the household is considered to be paying too much for housing. The 30% figure is typically used by governmental agencies as a measure of affordable housing and includes all housing costs. For a renter household this would include monthly rent and utilities. For a homeowner household, it typically includes monthly mortgage principal, interest, tax and insurance payments. While lower income households typically are most at risk for overpayment of housing, this situation can also affect moderate and above income households. Due to the spiraling increase in housing costs in California communities, overpaying for housing has extended into the moderate and above income categories also.

The chart on the following page illustrates why there are so many households overpaying for housing. Using year 2000 data for household incomes and housing costs, the chart compares the amount of funds that a household has available for an affordable housing payment (defined as 30% of monthly income) and compares that amount to the average rental and for sale cost of housing in Fremont. As the chart demonstrates, very low-income and low-income households cannot “afford” the average 1, 2 or 3 bedroom rental in Fremont. The average rental cost of those units exceeds 30% of their income. For example, a very low-income household of 4 persons can afford to pay \$845 per month but the average rent for a 2-bedroom unit is \$1,793—more than twice what they can “afford.” If this household chose to pay the ~~market~~ average rent of \$1,793, ~~they would be paying then~~ 64% of their it's monthly income would be needed for rent. Homeownership without any type of assistance is completely out of reach for the very low and low-income households with the average estimated mortgage cost far exceeding their income in some cases. The chart also demonstrates that the average moderate-income household can afford to rent a multi-family unit in Fremont but cannot afford to purchase the ~~lower~~ average home in the lowest price range sales price home in Fremont.

ILLUSTRATION #20: COMPARISON OF HOUSEHOLD INCOME LEVELS TO AVERAGE HOUSING COSTS, CITY OF FREMONT, 2000

HOUSEHOLD SIZE AND INCOME LEVEL	AFFORDABLE HOUSING PAYMENT	AVERAGE 1 BEDROOM RENT	AVERAGE 2 BEDROOM RENT	AVERAGE 3 BEDROOM RENT	HOUSING PAYMENT FOR LOWEST AVERAGE "FOR SALE" UNIT
Household on a Fixed Income of \$500 /Monthly (1 Person)	\$ 150	\$1,503	\$1,793	\$1,904	\$2,471
Very Low Income Household (4 Persons)	\$ 845	\$1,503	\$1,793	\$1,904	\$2,471
Low Income Household (2 Persons)	\$1,003	\$1,503	\$1,793	\$1,904	\$2,471
Low Income Household (4 Persons)	\$1,255	\$1,503	\$1,793	\$1,904	\$2,471
Moderate Income Household (4 Persons)	\$2,028	\$1,503	\$1,793	\$1,904	\$2,471

Notes:

"Affordable Housing Payment" is considered the appropriate amount of funds that should be spent for housing costs and is calculated at 30% of the household's monthly income.

Monthly income determined by dividing annual income by 12 months using HUD's Income Limits (March 2000) as listed in Chapter 2, of this report.

Housing Payment for Average "For Sale" Unit based on average sales price of \$347,000 in Winter 2000 for unit in central Fremont. See section on Cost of Housing and Affordability within Chapter 2, for calculation of housing payment.

SHADED AREAS ON THE CHART INDICATE THOSE HOUSING UNITS WHERE THE HOUSEHOLD WOULD BE "OVERPAYING" FOR HOUSING.

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3. PROJECTED HOUSING NEEDS

NEW CONSTRUCTION NEED: 1999-2006

According to State Housing Element Guidelines, Housing Elements must include an analysis of the number of housing units to be built, rehabilitated, and conserved in order to meet the locality's current and future housing needs. Following is an analysis of Fremont's new construction, rehabilitation and conservation needs.

ESTIMATE OF NEED (1999-2006)

Determining the number of new units needed in a community has been the responsibility of regional "Council of Governments" in past years. The State of California provides population estimates to each regional government in the State and the regional government then allocates estimated housing units needed among member communities. ABAG (Association of Bay Area Governments) is the regional Council of Governments that represents Fremont and neighboring communities in the Bay Area. During 1999-2000, ABAG developed the "Regional Housing Needs Determination" for its member communities and, on March 15, 2001, the ABAG Board of Directors certified the final numbers. The estimated number of housing units needed as determined and certified by ABAG reflect the planning period from January 1, 1999 to June 30, 2006.

According to the certified ABAG estimates, Fremont has a need of 6,708 new housing units between 1999-2006. This estimate was developed by ABAG based on various factors including projected population, job growth, land availability, vacancy rates and replacement housing needs.

HOUSEHOLD NEED BY INCOME LEVEL

After determining the number of additional households expected by the end of the planning period, ABAG further quantified future households by income level. The goal of this analysis was to distribute lower income households equitably throughout a region thereby avoiding undue concentrations of very low and low-income households in one jurisdiction.

For the City of Fremont, the ABAG goal is that 25.5% of all new households will be lower income (very low and low income) households, or 1,715 total new lower income households. The remaining 4,993 households or 74.5% of the total were estimated to be moderate or above moderate-income households.

CHAPTER 3: PROJECTED HOUSING NEEDS

The exact breakdown of the income groups is as follows:

Very low Income	1,079 households	(16.0%)
Low Income	636 households	(9.5%)
Moderate Income	1,814 households	(27.0%)
<u>Above Moderate Income</u>	<u>3,179 households</u>	<u>(47.5%)</u>
TOTAL	6,708 households	(100%)

The definitions of income used in the ABAG plan reflect the income definitions used by the State of California. See section entitled “Households by Income Level: within Chapter 2 for further descriptions of income determinations.

ADJUSTED NEW CONSTRUCTION NEED: 2002-2006

The ABAG new construction need was certified in 2001 and reflects the period from January 1, 1999 to June 30, 2006. Since this Housing Element document was written and adopted in 2002-3, it is important to adjust the totals in order to reflect the units that have been added to the stock between January 1, 1999-January 1, 2002.

According to data from the Department of Finance (DOF), State of California, approximately ~~1,249~~ 1,701 units were added to the housing stock between January 1, 1999 and January 1, 2002. The number of units in January 1999 was 68,367 and the number in January 2002 as reported by DOF was 70,068 ~~69,616~~; resulting in a net increase of 1,701 ~~1,249~~ units.

ILLUSTRATION # 21: HOUSING UNIT CHANGE, 1999-2002

Date	City of Fremont Total Housing Units
January 1, 2002	70,068 Units
January 1, 1999	68,367 Units
Net Addition, 1999-2002	1,701 Units

Source: State of California, Department of Finance 1999 and 2002

Since the ABAG data reflects the 1999-2006 time period, the new construction estimate must be adjusted by the number of units added to the housing stock between 1999-2002. Therefore, the total 6,708 new construction need as estimated by ABAG needs to be adjusted by 1,701 units.

CHAPTER 3: PROJECTED HOUSING NEEDS

HOUSING NEED BY INCOME LEVEL, ADJUSTED 2002-2006

The new construction estimate is composed of different household income groups as explained previously in this section. In addition to revising the total new construction estimate, the number of units provided in the 1999-2002~~1~~ time frame for very low, low and moderate-income households needs to be identified and the total adjusted for those units. There are two tables illustrating the units affordable to lower and moderate-income households. The first table includes units built during the 1999-January 1, 2002 period and, therefore, assumed to be already included in the Department of Finance estimates for January 1, 2002. The second table includes units approved or under construction since January 1, 2002, and assumed not to be included in the DOF estimates for 2002.

ILLUSTRATION # 22: HOUSING UNITS BUILT ~~PRODUCED~~, BY HOUSEHOLD INCOME LEVEL 1999-2002~~1~~

HOUSEHOLD INCOME LEVEL	DEVELOPMENT	# OF UNITS	TOTAL UNITS
Very Low Income	a) Oroysom Village and Avelina	70	138 Units
	b) Adams Ave.	3	
	c) Benton Apartments	65	
Low Income	a) Oroysom Village and Avelina	30	34 Units
	b) Adams Ave.	4	
Moderate Income	a) Adams Avenue	10	13 Units
	b) Trafalgar Dev.	3	

ILLUSTRATION # 23: HOUSING UNITS APPROVED/UNDER CONSTRUCTION, BY HOUSEHOLD INCOME LEVEL SINCE JANUARY 1, 2002

HOUSEHOLD INCOME LEVEL	DEVELOPMENT	# OF UNITS	TOTAL UNITS
Very Low Income	a) Fremont Oak Gardens	50	68 Units
	b) Bridgeway East	18	
Moderate Income	a) Pacific Union	6	27 Units
	b) Central Ave. Townhomes	2	
	c) Warm Springs	19	

CHAPTER 3: PROJECTED HOUSING NEEDS

All of the units identified on the previous page (Illustration # 22 and 23) have affordability restrictions. Oroysom Village consists of two projects – a family housing development and a senior development, which is named Avelina. Affordability restrictions on these units will not expire until 2097. Adams Avenue is a 17 unit homeowner development with three of the units to be developed by Habitat for Humanity and the remaining 14 units developed by Eden Housing, a non-profit housing organization. Benton Apartments includes 65 affordable rental units. These rental units are part of a larger project of which the total units (including the 65 affordable units) is 322 units. The 65 affordable units were financed with low income tax credits and California Private Activity Bonds (CDLAC-multi-family housing revenue bonds). Fremont Oak Gardens is a 50-unit development approved by the City in 2000. The project is being developed by Satellite Senior Homes and is designed with special design features for deaf seniors. The project is designed to be a “state of the art” living environment for deaf persons with special modifications specifically designed for those persons who have hearing problems. The development will assist very low-income households and has been provided financial assistance through the City Redevelopment funds and the County Consortium’s HOME and CDBG funds. Bridgeway East is being developed by Tri-City Homeless Coalition and Allied Housing as a transitional housing facility.

The illustration below summarizes the revised Regional Housing Need Determination for 2002-2006. The table includes adjustments for units added to the housing stock from 1999 to January 1, 2002 and affordable units approved or under construction since January 1, 2002.

ILLUSTRATION # 24: REVISED REGIONAL HOUSING NEED DETERMINATION 2002~~1~~-2006

HOUSEHOLD INCOME LEVEL	REGIONAL HOUSING NEED DETERMINATION (1999-2006)	UNITS ADDED TO HOUSING STOCK, 1999- 2002	AFFORDABLE UNITS APPROVED/UNDER CONSTRUCTION SINCE 01/2002	REVISED REGIONAL HOUSING NEED DETERMINATION (2002--2006)
Very Low	1,079 Units	138 Units	68 Units	<u>873 Units</u>
Low	636 Units	34 Units	0 Units	<u>602 Units</u>
Moderate	1,814 Units	13 Units	27 Units	<u>1,774 Units</u>
Above Moderate	3,179 Units	1,516 Units		<u>1,663 Units</u>
TOTAL	6,708 Units	1,701 Units	95 Units	<u>4,912 Units</u>

CONSERVATION OF AFFORDABLE UNITS

In 1989, State Housing Element law was amended to require that all Housing Elements include additional information regarding the conversion of existing, assisted housing developments to other non-low income uses (Statutes of 1989, Chapter 1452). This was the result of concern that many affordable housing developments throughout the country were going to have affordability restrictions lifted because their government financing was soon to expire or could be pre-paid. Without the sanctions imposed due to financing, affordability of the units could no longer be assured.

Following are the required components to be discussed in an analysis of the conservation of the “at risk” units in a community.

- 1. Description and Identification of Potential "At Risk" Projects**

- Federally-Assisted Projects
- State and Locally Assisted projects

- 2. Cost Analysis of Preserving "At Risk" Units**

- 3. Resources for Preservation**

- Public Agencies and Non Profit Housing Corporations

- 4. Quantified Objectives for “At Risk” Units**

DESCRIPTION AND IDENTIFICATION OF POTENTIAL "AT-RISK" PROJECTS

Projects that are subject to an evaluation of their "at risk" potential are listed on the following pages. The projects are identified according to their primary funding source. Illustration #25 summarizes all potential “at risk” projects through 2011.

Federally Assisted Projects:

There are seven projects located in the City of Fremont that have been assisted with HUD financing and could be eligible for prepayment or expiration of Section 8 contracts.¹⁹

- 1. Project Name: Pacific Grove (HUD name: Fremont Bacs)**

Project Address: 41247 Roberts Avenue, Fremont

Governmental Financing: FHA/HUD 811

Total Number of Units: 20 Units

Number of Assisted Units: 19 Units

Expiration Date: April 30, 2017

Potential for Conversion to Market Rate: Very Low Risk

The Section 8 subsidies for this project are not due to expire until 2017, which is later than the 5-year planning period of this Housing Element. Further, this project is

¹⁹ “HUD-Assisted Multifamily Housing: City of Fremont” California Housing Partnership Corporation, November 2000

CHAPTER 3: PROJECTED HOUSING NEEDS

considered a low-risk for conversion to market rate because it is owned by a non-profit organization.

2. Project Name: Good Shepherd Residence

Project Address: 1335 Mowry Avenue, Fremont

Governmental Financing: Section 202/Section 8

Total Number of Units: 32 Units

Number of Assisted Units: 32 Units

Expiration Date: Dec. 31, 2002, extended by agreement to December 31, 2004

Potential for Conversion to Market Rate: *Low Risk*

The Section 8 subsidies for this development ~~are supposed~~ were scheduled to expire on December 31, 2002 but were extended by agreement to December 31, 2004. ~~According to HUD records, this property is owned by a non-profit organization. Therefore, it is assumed that, even though the Section 8 subsidies are scheduled to expire, they will probably be renewed on an annual basis as HUD has been authorizing for other similar developments. However, the City needs to monitor this development and ensure that the Section 8 subsidies are renewed. The City is aggressively working with HUD and the owners for a further extension of the Section 8 subsidies. It is expected that the subsidies will be renewed and extended for an additional twenty-year period.~~

3. Project Name: Pasatiempo Apartments

Project Address: 39548 Fremont Blvd., Fremont

Original Governmental Financing: Section 221 (d) (4)

Total Number of Units: 94 Units

Number of Assisted Units: 59 Units

Expiration Date: September 22, 2006

Potential for Conversion to Market Rate : *Needs to be Monitored*

In 2001, City staff negotiated a 5-year extension of the use of the Section 8 (mark-up to market program) assistance. Staff will monitor the status of these units as the 2006 date approaches.

4. Project Name: Rancho Luna

Project Address: 3939 Monroe Avenue, Fremont

Governmental Financing: Section 221 (d) (4)

Total Number of Units: 128

Number of Assisted Units: 26 Units

Expiration Date: March 6, 2005 (rent restrictions)

Potential for Conversion to Market Rate: *Needs to be Monitored*

These units were financed through HUD and California Housing Finance Agency funds. The initial rent restrictions expired on March 6, 2000. City staff was instrumental in facilitating the renewal of rent restrictions for another 5-year period. Therefore, the rent restrictions have been extended to March 6, 2005. Staff will monitor the status of these units beginning in 2004.

CHAPTER 3: PROJECTED HOUSING NEEDS

5. **Project Name: Rancho Sol**

Project Address: 3599 Pennsylvania Avenue, Fremont

Governmental Financing: Section 221 (d) (4)

Total Number of Units: 60 Units

Number of Assisted Units: 12 Units

Expiration Date: March 6, 2005 (rent restrictions)

Potential for Conversion to Market Rate: *Needs to be Monitored*

These units were financed through HUD and California Housing Finance Agency funds. The initial rent restrictions expired on March 6, 2000. City staff was instrumental in facilitating the renewal of rent restrictions for another 5-year period. Therefore, the rent restrictions have been extended to March 6, 2005. Staff will monitor the status of these units beginning in 2004.

6. **Project Name: Redwood Lodge**

Project Address: 40767 Fremont Blvd., Fremont

Governmental Financing: Section 202/Section 8

Total Number of Units: 24 Units

Number of Assisted Units: 24 Units

Expiration Date: May 23, 2089

Potential for Conversion to Market Rate: *Low Risk*

The Section 8 subsidies for this project are due to expire in 2009. The City's rent restrictions, however, extend to 2089. Further, this project is considered a low-risk for conversion to market rate because it is owned by a non-profit organization.

7. **Project Name: Sequoia Manor**

Project Address: 40789 Fremont Blvd., Fremont

Governmental Financing: Section 202/8

Total Number of Units: 81 Units

Number of Assisted Units: 80 Units

Expiration Date: September 25, 2089

Potential for Conversion to Market Rate: *Low Risk*

The Section 8 subsidies for this project are due to expire in 2009. The City's rent restrictions, however, extend to 2089. Further, this project is considered a low-risk for conversion to market rate because it is owned by a non-profit organization.

Other Forms of Federal Assistance:

Farmers Home Administration (FmHA)

There are no Farmers Home Administration assisted units in the City of Fremont.

Section 8 Moderate Rehabilitation Assistance

There are no rental units assisted with Section 8 Moderate Rehabilitation funds in the City of Fremont.

CHAPTER 3: PROJECTED HOUSING NEEDS

HOME and CDBG

There are multi-family units funded with HOME and CDBG funds in Fremont. In all instances, the units also received local financial assistance. In order to avoid repetitive text, these units are specifically identified in the narrative that follows, “*State and Local Assistance.*”

State and Local Assistance

Many of the multi-family affordable developments in the City were financed with a variety of funding sources. State funding (CHFA and State Low Income Tax Credits) was used as well as City Redevelopment funds and bond financing. Following is a description of units that have affordability expiration/conversion dates in the near future.

1. Project Name: Amber Court

Project Address: 34050 Westchester Terrace

Governmental Financing: Redevelopment/City Bond Financing

Total Number of Units: 170 Units

Number of Assisted Units: 34 Units

Expiration Date: 2020

Potential for Conversion to Market Rate: Needs to be Monitored

In 2002, the City assisted the developer in refinancing the project and, in return, the affordability expiration date was extended from 2010 to 2020 and the 34 units were restricted to 17 very low income and 17 low-income units.

2. Project Name: Crossroads Village

Project Address: 39438 Stratton Common

Governmental Financing: City Bond Financing

Total Number of Units: 300 Units

Number of Assisted Units: 60 Units

Expiration Date: May 2005

Potential for Conversion to Market Rate: Needs to be Monitored

This development is privately owned and could be considered to be at risk of conversion to market rate. As the 2005 date approaches, the City will need to monitor the development and initiate discussions with the owner.

3. Project Name: Durham Greens

Project Address: 43555 Grimmer Boulevard

Governmental Financing: Redevelopment and City Bond Financing

Total Number of Units: 316 Units

Number of Assisted Units: 64 Units

Expiration Date: December 2010

Potential for Conversion to Market Rate: Needs to be Monitored

Although the expiration date is not until 2010, this development is privately owned and could be considered to be at risk of conversion to market rate. As the 2010 date approaches, the City will need to monitor the development and initiate discussions with the owner.

CHAPTER 3: PROJECTED HOUSING NEEDS

4. **Project Name: Heritage Village**

Project Address: 38050 Fremont Boulevard

Governmental Financing: City Bond Financing

Total Number of Units: 192 Units

Number of Assisted Units: 39 Units

Expiration Date: 2007

Potential for Conversion to Market Rate: Needs to be Monitored

Although the expiration date is not until 2007, this development is privately owned and could be considered to be at risk of conversion to market rate. As the 2007 date approaches, the City will need to monitor the development and initiate discussions with the owner.

5. **Project Name: Mission Wells**

Project Address: 39115 Guardino Drive

Governmental Financing: Redevelopment/City Bond Financing

Total Number of Units: 393 Units

Number of Assisted Units: 40 Units

Expiration Date: 2007

Potential for Conversion to Market Rate: Needs to be Monitored

Although the expiration date is not until 2007, this development is privately owned and could be considered to be at risk of conversion to market rate. As the 2007 date approaches, the City will need to monitor the development and initiate discussions with the owner.

6. **Project Name: Parkside Place**

Project Address: 3969 Milton Terrace

Governmental Financing: City Bond

Total Number of Units: 16 Units

Number of Assisted Units: 16 Units

Expiration Date: 2006

Potential for Conversion to Market Rate: Needs to be Monitored

Although the expiration date is not until 2006, this development is privately owned and could be considered to be at risk of conversion to market rate. As the 2006 date approaches, the City will need to monitor the development and initiate discussions with the owner.

7. **Project Name: Regency Square**

Project Address: 4917 Central Avenue

Governmental Financing: City Bond

Total Number of Units: 132 Units

Number of Assisted Units: 27 Units

Expiration Date: 2008

Potential for Conversion to Market Rate: Needs to be Monitored

Although the expiration date is not until 2008, this development is privately owned and could be considered to be at risk of conversion to market rate. As the 2008 date

CHAPTER 3: PROJECTED HOUSING NEEDS

approaches, the City will need to monitor the development and initiate discussions with the owner.

8. **Project Name: Woodcreek Apartments**
Project Address: 40914 Ingersoll Terrace
Governmental Financing: City Bond
Total Number of Units: 96 Units
Number of Assisted Units: 60 Units
Expiration Date: 2007

Potential for Conversion to Market Rate: Needs to be Monitored

Although the expiration date is not until 2007, this development is privately owned and could be considered to be at risk of conversion to market rate. As the 2007 date approaches, the City will need to monitor the development and initiate discussions with the owner.

ILLUSTRATION # 25: POTENTIAL AT RISK UNITS, 2001-2011

Name of Development	Expiration Date	Potential for Conversion
DEVELOPMENTS WITH EXPIRATION DATES BETWEEN 2001-2006:		
Good Shepherd	2002	Low Risk/Non Profit Owner
Rancho Luna	2005	Needs to be Monitored/Private Owner
Rancho Sol	2005	Needs to be Monitored/Private Owner
Crossroads Village	2005	Needs to be Monitored/Private Owner
Parkside Place	2006	Needs to be Monitored/Private Owner
Pasatiempo	2006	Needs to be Monitored

Name of Development	Expiration Date	Potential for Conversion
DEVELOPMENTS WITH EXPIRATION DATES BETWEEN 2007-2011:		
Heritage Village	2007	Needs to be Monitored/Private Owner
Mission Wells	2007	Needs to be Monitored/Private Owner
Woodcreek Apts	2007	Needs to be Monitored/Private Owner
Regency Square	2008	Needs to be Monitored/Private Owner
Durham Greens	2010	Needs to be Monitored/Private Owner
Treetop Apartments	2011	Needs to be Monitored/Private Owner

The table on the following page lists of all the “at risk” units and highlights those units that are at risk during the time frame of this Housing Element.

ILLUSTRATION # 26: SUMMARY TABLE OF AFFORDABLE UNITS AND AT RISK UNITS

Name, Address and Phone Number	Principal Financing Controlling Expiration/Conv. Date	Expiration/ Conversion Date	Type of Unit	Number of Units	Eligible Households	Income Eligibility
Amber Court 34050 Westchester Ter. (510) 794-9981	Redevelopment City Bonds	2020	Rental	34	Families, Seniors, Disabled	Very Low and Low Income
Baywood 4275 Bay Street (510) 651-1075	CDBG/City Bonds	2089	Rental	66	Families, Disabled	Very Low Income
Bridgeway Apts. 4165 Bay St.	HOME/CDBG/ Redevelopment	2097	Transiti onal	8		Very Low Income
Century Village 41299 Paseo Padre Pkwy. (510) 651-1040	Redevelopment HOME CHFA	2094	Rental	38 VLI 37 LI	Families, Seniors, Disabled	Very Low and Low Income
Crossroads Village 39438 Stratton Comm (510) 490-0371	City Bonds	2005	Rental	60	Families, Seniors, Disabled	Low Income
Durham Greens 43555 Grimmer Bl.	Redevelopment City Bonds	2010	Rental	64	Families	Very Low and Los
Good Shepherd 1335 Mowry Ave. (510) 505-1244	Sec. 202 Sec. 8	2002	Rental	32	Seniors Disabled	Very Low Income

Name, Address and Phone Number	Principal Financing Controlling Expiration/Conv. Date	Expiration/ Conversion Date	Type of Unit	Number of Units	Eligible Households	Income Eligibility
Heritage Village 38050 Fremont Blvd. (510) 790-0711	City Bond	2007	Rental	39	Families, Seniors, Disabled	Low Income
Mission Wells 39115 Guardino (510) 794-7718	City Bond Redevelopment	2007	Rental	45	Families, Seniors, Disabled	Low Income
Oroysom: a) Village Project b) Avelina (510) 770-8551	Redevelopment HUD Financing	2097	Rental	59	Families	Very Low and Low Income
			Rental	41	Seniors, Disabled	Very Low Income
Pacific Grove 41247 Roberts Avenue (510) 668-1159	HOME, Redevelopment Federal \$	2057	Rental	20	Mentally disabled	Very Low Income
Parkside Place 3969 Milton Terrace (510) 794-6306	City Bond	2006	Rental	16	Families, Seniors, Disabled	Low Income
Park Vista 1301 Stevenson Blvd. (510) 713-1808	Redevelopment	2095	Rental	59	Families, Seniors, Disabled	Very Low and Low Income
Pasatiempo 39548 Fremont Blvd. (510) 657-4244	HUD 221(d)4 Sec. 8	2006	Rental	59	Seniors, Disabled	Very Low Income

Name, Address and Phone Number	Principal Financing Controlling Expiration/Conv. Date	Expiration/ Conversion Date	Type of Unit	Number of Units	Eligible Households	Income Eligibility
Pickering Place 20-37 W.Pickering (510) 739-0931	Tax Credit Redevelopment	2094	Rental 21 VLI 21 LI	42	Families, Seniors, Disabled	Very Low and Low Income
Rancho Luna 3939 Monroe (510) 794-8393	Redevelopment Sec. 8	2005	Rental	26	Seniors, Disabled	Very Low Income
Rancho Sol 3599 Pennsylvania Ave. (510) 794-8480	Redevelopment Sec. 8	2005	Rental	12	Seniors, Disabled	Very Low Income
Redwood Lodge 40767 Fremont Blvd. (510) 657-6231	Section 202/Section 8	2089 (City restrictions)	Rental	24	Disabled	Very Low Income
Regency Square 4917 Central Ave. (510) 794-1900	City Bond	2008	Rental	27	Families, Seniors, Disabled	Very Low Income
Sequoia Manor 40789 Fremont Blvd. (510) 770-1378	Sec. 202 Sec. 8	2089 (City Restrictions)	Rental	80	Seniors, Disabled	Very Low Income
Sundale Arms 39150 Sundale Dr (510) 651-0722	Redevelopment Sec. 236	2029	Rental	132	Families, Seniors, Disabled	Very Low and Low Income
Treetop Apts. 40001 Fremont Bl (510) 656-9700	Redevelopment	2011	Rental	35	Families, Seniors, Disabled	Very Low Income
Woodcreek Apts. 40914 Ingersoll (510) 651-5454	City Bond	2007	Rental	60	Families, Seniors, Disabled	Low Income

COST ANALYSIS OF PRESERVING "AT RISK" UNITS

As identified in the previous section, there are ~~123~~ developments that have been identified as having subsidies/rent agreements that expire in the 10-year period of 2001-2011. Of these ~~123~~, two developments are considered to be low risk because they are owned by non-profits. The remaining developments are all in private ownership and could be considered at moderate or high risk of being converted to market rate, depending on the owners' intentions and financial goals. As indicated in previous sections of this report, the rental market is very competitive in Fremont and it could be an attractive option for an owner to convert to market rate housing.

If any of these affordable units are converted to market rate housing, the loss to the community could be significant. The cost of producing an affordable unit to replace a lost unit is extremely high. For example, staff from Mid-Peninsula Housing Coalition report that it cost approximately \$237,500 to build an affordable family unit in the Oroysom Village Project. The elderly units in the adjacent development, Avelina, were smaller in square footage (550 average square feet per unit) and cost \$124,500 to develop.

The cost of acquiring the affordable units in order to preserve them as long-term affordable units would also be expensive. It is assumed that either a public agency or a non-profit would acquire the units and then rehabilitate them, if necessary. Because the market value to acquire the units would probably be based on competitive private market valuations, the units would be expensive to acquire. Discussions with local realtors indicate that it would be reasonable to assume an average cost of \$100,000-150,000 per unit. This is of course an average cost as the actual cost would be dependent on such variables as unit size, location, condition, etc. The total number of units in the ~~44~~ 12 developments identified as potentially "at risk" is ~~509~~ 475 units. If all of these units needed to be acquired/rehabilitated in order to prevent them from converting to market rate units, the total cost would be approximately \$56.8 million – \$85.2 million (using an average figure of \$100,000-150,000 per unit for acquisition/rehabilitation). To replace the units with new construction affordable units would be even more expensive.

Fortunately, the City has been able to negotiate extensions for three "at risk" developments during 1999-2001. The City conducted rental surveys, which produced information that resulted in the owners signing 5-year extensions. If these surveys had not been successful, the City estimated that the average rental subsidy needed per year per household would be \$10,000. Therefore, the survey was a low-cost and effective method of continuing affordability provisions. The City intends to continue their efforts in monitoring and assisting "at risk" projects during the 5-year time frame of this Housing Element.

RESOURCES FOR PRESERVATION

Public Agencies

The City of Fremont is fortunate to have an active **Redevelopment Agency**, which is committed to preserving and producing affordable housing opportunities. For example, during 2000-2001, Redevelopment staff was successful in negotiating extensions of rental agreements with the Rancho Luna, Rancho Sol and Pasatiempo developments. Further, in its four year “Implementation Plan” (1998/99-2002/03), the Agency identified the preservation of 191 “at risk” housing units as a goal for the four year period. It is important to note that the Redevelopment Agency has already allocated \$300,000 for the preservation of at-risk housing. (See table on page 60 of this document.) However, the Agency has the flexibility to increase funding for at risk units if the need arises. At the time that the Redevelopment budget was prepared, it was unclear how many “at risk” units would need assistance. Should there be a demand for more than \$300,000 in funds for at-risk units, the Agency can increase funding allocations.

In 2002, the Redevelopment Agency adopted an “Affordable Housing Investment Strategy” which included a five point housing strategy. One of the key points of that five-point strategy is preservation of affordable housing, which would include at-risk housing. Redevelopment funds have been used to assist existing affordable housing developments whose affordability restrictions have expired. Further, the Strategy directs that 80% of the housing set-aside funds be allocated for rental housing, such as at-risk housing. The Agency has the flexibility of allocating funds for preservation projects from the housing set-aside budget as the need arises. For 2002-2003, the total housing set-aside fund is expected to be \$11,500,000. During the years 2003-2006, the annual set-aside budget is estimated to be \$4,200,000.

The Redevelopment Agency also provides a loan program for the acquisition/rehabilitation of apartments in the three Redevelopment areas (Niles, Irvington and Centerville). This program could be an important resource to assist in the acquisition/rehabilitation of potential “at risk” developments. In addition, the City receives federal HOME funds through the Alameda HOME consortium. In certain instances, HOME funds can be used to acquire/rehabilitate “at risk” units.

City receives approximately \$470,000 per year in HOME funds and approximately \$1.8 million in federal Community Development Block Grant (CDBG) funds each year.

The **Housing Authority of Alameda County and Hayward** administers the Section 8 existing certificate and voucher program in Fremont. Although it does not currently own or manage any affordable housing developments in Fremont, it could fill that role in the future. However, one constraint that could affect the role of the Housing Authority in Fremont is the lack of Article 34 referendum authority. This could also potentially affect the Redevelopment Agency because its actions could be affected by Article 34 legislation.

CHAPTER 3: PROJECTED HOUSING NEEDS

Non-Profit Agencies

In addition to the two public agencies identified above, Fremont is fortunate to have several sophisticated and active non-profit agencies with substantial history and continuing interest involved in affordable housing. ~~The main e~~Examples of non-profits active in Fremont which have shown the legal and managerial capacity to acquire and manage affordable housing projects similar to one or more of those potentially at risk are:

Eden Housing,
Tri-City Homeless Coalition,
Satellite Senior Homes,
Mid-Peninsula Housing Coalition,
Mercy Housing Allied Housing, Inc., and
Habitat for Humanity.

These non-profits are ~~examples of~~ potential partners that the City could approach in preventing affordable units from converting to market rate units.

QUANTIFIED OBJECTIVES AND PROGRAM EFFORTS FOR "AT RISK" UNITS

As part of the objectives of this Housing Element Update, quantified objectives were established for the construction, rehabilitation and conservation of units (see Chapter 8, "Housing Program Strategy, 2001-2006"). Included in those objectives is the preservation of the 6 developments identified as potentially being at risk for conversion in the 2001-2006 time frame. Also included is monitoring of the 6 developments that could potentially be at risk for conversion in the 2007-2011 time frame. The specific objective is the preservation of ~~509~~ 475 affordable units between 2001-2011. One of these developments is reserved for households which include someone with a disability. The developments include 32 designated accessible units, whose availability would also be preserved.

At the time that this Housing Element was written, the most significant "at risk" project was the Good Shepherd development with rental subsidies due to expire in 2004. The City has been aggressively working with the non-profit owners and HUD to extend the rental subsidies. It appears likely that the subsidies will be further extended.

The City has also prepared an "Affordable Housing Preservation Program," which describes the City's strategy for intervention with at risk units. Included in that strategy are the descriptions and timelines for the following:

- Regular and consistent communication with at risk owners and managers,
- Timelines for notification,
- Tenant Protection Policies, and
- Resources for At Risk Assistance.

4. HOUSING CONSTRAINTS

Please Note: The sections on governmental and market constraints were re-positioned from the February 2002 to the January 2003 versions of this Housing Element. Market Constraints is now the first section and Governmental Constraints is the second section.



Example of New Construction of Market Rate Units in Fremont (Spring 2001)

MARKET CONSTRAINTS

The two most powerful constraints on housing development in Fremont are construction costs and land costs. These costs were recently studied in connection with adoption of the City's new Inclusionary Housing Ordinance. Additional costs include site improvements (streets, sidewalks, etc.), sales and marketing, financing and profit. Because these costs are so market sensitive, it is difficult for a local governmental body to reduce them. As is true for most Bay Area communities, and particularly true for those, like Fremont, affected by Silicon Valley prices, Fremont is an expensive housing market. Developable land is available but purchase costs are high. While there may be some infill lots available in the \$100,000 per lot price range, developers in the Fremont area report that land costs are expensive for both single-family and multi-family development. For example, the housing cost analysis conducted in Fall 2002 during the adoption of the Inclusionary Housing Ordinance indicated that land cost alone for a single-family unit was \$162,000²⁰. For multi-family housing, the cost of land varied depending on the size of the development and the tenure of the unit but the approximate

²⁰ City of Fremont, City Council Study Session, September 17, 2002

CHAPTER 4: HOUSING CONSTRAINTS

range was \$62,000 to \$88,600 in land costs per unit. These costs reflect supply and demand in a regional market, of which Fremont is a small part. Fremont's lack of large areas of undeveloped land means that its development potential is a particularly small factor in this market.

Construction costs for residential development can also vary depending on whether the unit is part of a tract development or is being built as a custom or “spec” house. Average per square foot construction costs can range from \$60 to \$200+, depending on the type of housing construction, amenities, quality of improvements, etc. Developers in the Fremont area report that the average cost to build a standard, subdivision home is approximately \$60-80 per square foot. More recent analysis conducted for the Inclusionary Housing Ordinance and referenced above indicated that the construction cost alone for a single-family ownership unit was estimated to be \$86.94 per square foot. Multifamily construction costs are typically somewhat higher. Fremont construction costs are typical for the area and are directed by market forces over which the City has no control.

The high cost of land and construction is then reflected in the median sales price of new homes. In Alameda County, the median 2,190 square foot home sold for \$201 per square foot, or \$440,190 total.²¹

Developers in the Fremont area report that financing of new residential development is not a problem. Financing is available and is provided at reasonable terms and conditions. The Fremont area is viewed as a desirable area to develop housing and many of the developers report long-standing relationships with financial institutions that help provide attractive financial packages.

FEASIBILITY OF HOUSING FOR LOW-AND VERY LOW-INCOME HOUSEHOLDS

In connection with the November 2002 adoption of the City’s Inclusionary housing ordinance, David Paul Rosen & Associates carefully analyzed the cost of developing housing affordable to low-income households in the City. One purpose of this analysis was to determine the difference between the cost of such housing and the part of that cost that could be recovered from affordable rents or sales prices. (Determination of this “gap” was a critical basis for setting the amount to be paid by developers who choose to pay an in-lieu fee rather than build required Inclusionary units.)

For stacked flat apartment developments, the “gap” amount was estimated to range from \$160,000 to \$170,000 per unit affordable to a low-income household. The gap for housing affordable to very low income households would be significantly larger. The per-unit cost of land (for a stacked flat apartment project)- at the City’s Existing

²¹ Construction Industry Research Board, 2000

CHAPTER 4: HOUSING CONSTRAINTS

permitted densities- is estimated to be approximately \$62,000. If land were free, the gap would still exist.

While higher densities are theoretically possible, no increase in density or relaxation of development standards may only make a limited amount of housing affordable to low- and very low-income households economically feasible in Fremont under current market conditions.

Higher densities would also be available for market-rate housing development. The larger profits available for market-rate housing might enable market rate developers to “outbid” developers of affordable housing for Fremont sites, even (or especially) if higher densities and relaxed standards are available.

PRODUCING AFFORDABLE HOUSING IN TODAY’S MARKET

The expensive land and construction costs in the area also affect the production of affordable housing. Non-profit developers who have built affordable housing units in the Fremont area in the 2000-2001 time period report that their average cost to build a multi-family unit is \$230,000 and approximately \$124,500 for a multi-family elderly unit. The September 2002 Inclusionary Housing analysis indicates that costs have probably increased since the 2000-2001 time period. That analysis reflected a cost of \$258,145 to develop a multi-family unit in a hypothetical 16-unit development. The cost of providing a single-family, small lot home is approximately \$300,000-400,000 in today’s market. For example, the 2002 analysis estimated that a townhome ownership unit cost \$373,557 in total development costs. Subsidies are always necessary in order to make ~~these~~ units with these costs affordable to very low, low and moderate-income households. In fact, most truly affordable housing developments in California today require ~~40-42~~ multiple different subsidy sources in order to make the project financially feasible. Examples of subsidies used are Below Market Bond financing, Low Income Housing Tax Credits, California Housing Finance Agency funding, California Housing and Community Development programs, federal funds and local subsidies. A review of four affordable housing developments recently constructed in Fremont indicate that the City’s contribution alone (either from Redevelopment Agency funds, HOME/CDBG funds or other City assistance) ranged from \$16,000 per unit to \$131,000 per unit. These amounts do not include subsidies from other sources. The provision of financing or other subsidies to an affordable housing development is necessary in today’s high-cost housing market where land is scarce and construction costs are expensive. The City strives to maximize and fully utilize all local subsidy funds. Limited availability of funds from other sources does constrain affordable housing development, but the City cannot remove this constraint.

GOVERNMENTAL CONSTRAINTS

Governmental regulations, while intentionally regulating the quality of development in the community can also, unintentionally, increase the cost of development and thus the cost of housing. These governmental constraints include land use controls, building codes and their enforcement, site improvements, fees, and other exactions required of developers, and local processing and permit procedures.

LAND USE CONTROLS

The City's General Plan and Zoning Ordinance provides for a range of housing types and densities. There is a wide variation in the number of dwelling units allowed per acre, ranging from less than 1 unit per acre to the maximum of 50-70 units per acre. ~~Within each of the density categories (very low, low, medium, high and very high), there are varying density ranges that include "steps". Step 1 density is the allowable density within each range. In medium, high, and very high density ranges, a minimum of 80% of the Step 1 density is required for project approval on parcels designated between 11-35 units per acre and 95% of Step 1 density for parcels over 35 units/acre is required by the General Plan Land Use Element. The allowable densities can also be increased to "Step 2" or "Step 3" levels at the discretion of the City Council for projects providing special or extraordinary benefit to the City, including the development of housing affordable to very low, low income or moderate income households. The Land Inventory section of the Housing Element (page 57) demonstrates that several affordable projects have been approved above the Step 1 density range historically and that it is reasonable to assume that some of the new units will be built at density ranges greater than the minimum. For many years, prior to the adoption of this 2001-2006 Housing Element, the City has relied on a system of density steps within each General Plan density classification. Although no examples have come to light of "step density" obstructing development of housing affordable to low or very low income households, discussion of density steps during consideration of the Housing Element has suggested that the step density, at a minimum, causes confusion among those concerned with the development of affordable housing. As the City's supply of developable residential land diminishes, it is important to make the availability of higher densities clear. Therefore Program #9 in Chapter 8 of this document describes actions for elimination of step density for all zoning classifications.~~

Program #11 in Chapter 8 further calls for the creation of a new multi-family zoning classification of R-3. The proposed R-3 zone will be applied to eight General Plan density ranges (medium, high and very high) listed below. These density ranges are already in the City's existing General Plan; they represent the full range of densities where multifamily housing would be expected to develop.

CHAPTER 4: HOUSING CONSTRAINTS

ILLUSTRATION # 26: MEDIUM, HIGH AND VERY HIGH RESIDENTIAL DENSITY RANGES

	Midpoint		
Medium	6.5	8.3	10
	11.0	13.0	15.0
	15.0	16.5	18.0
	18.0	20.5	23.0
High	23.0	25	27
	27	31	35
	35	42.5	50
Very High	50	60	70

The new R-3 zone will include a minimum density requirement for medium through very high-density multi-family developments as well as more flexible development standards. More specifically it will:

- Establish the midpoint of the density range as the minimum density (e.g. 16.5 units per acre for 15-18 units per acre range) unless environmental constraints or historic preservation goals preclude achievement of the midpoint density.
- The high end of the density range will be indicated in the zoning label for each parcel of land (e.g., R-3-18).
- Provide for residential use and density by right, while retaining site plan and architecture review under the criteria of the City's Site Plan and Architecture Approval procedure.
- Provide incentives for affordable projects, such as modified parking and open space requirements, setbacks and streamlined processing procedures (See Program #13);
- Provide for usable open spaces within developments based upon "per unit" and/or "per bedroom" standards rather than the current flat percentage requirement of between 45 to 50% per project. The new standard will allow balconies, roof-top gardens and other creative spaces (e.g., indoor recreation areas) to count towards meeting open space requirements, thereby allowing for more efficient use of available land.

R-3 Implementation:

The City is currently developing the new R-3 Zoning District (described above) and intends to present it to the Planning Commission with the revised Housing Element. After adoption of the R-3 Zoning District text, the sites identified in Programs 18-23 will be rezoned to the new R-3 zoning during the time frames specified in Programs 18-23 in order to accommodate housing development consistent with the Regional Housing Needs for the various income levels during this planning period. The R-3 zoning itself will not

CHAPTER 4: HOUSING CONSTRAINTS

change the density range applicable to rezoned sites, but many of the sites would also be redesignated for higher densities under Program 18.

ILLUSTRATION # 26: RESIDENTIAL DENSITY RANGES, CITY OF FREMONT

<i>Dwelling Units Per Acre</i>				
	Density Range	Step 1 Density	Step 2 Density	Step 3 Density
Very Low	1	.25	.67	1.0
	2	.5	1.0	1.5
	3	1.0	1.5	2.3
Low	4	2.0	2.8	3.5
	5	3.0	4.0	5.0
	6	4.0	5.0	6.0
	7	5.0	6.0	7.0
Medium	8	6.5	8.3	10
	9	11.0	13.0	15.0
	10	15.0	16.5	18.0
	11	18.0	20.5	23.0
High	12	23.0	25	27
	13	27	31	35
	14	35	42.5	50
Very High	15	50	60	70

To achieve Step 3 density, a density bonus of 25% in addition to Step 2 density may be granted for projects that include at least 20% of the units reserved for low income households; or 10% of the units reserved for very low income households or 50% of the units are for seniors, or preservation of sensitive environmental or historical sites. Affordable housing developments have been built at both Step 1 and Step 2 ranges. Please see page 57 of this document for a further description of the affordable developments and density ranges.

Another related issue is that the City has not had a Density Bonus Ordinance that makes the City's implementation of density bonuses clear to developers, or makes clear that a density bonus may increase density above the maximum of the density range specified for a site. While the City knows of no example of an affordable housing development that has been prevented from using a density bonus, Program 12 in Chapter 8 will address this problem by consideration of a revised Density Bonus Ordinance. Program #s 10 and 11 further clarify that the density bonus will be allowed to be applied to the top of the density range.

In addition to programs to eliminate step densities, create a new multi-family zoning designation, and upgrade the City's Density Bonus Ordinance, Chapter 8 also includes a

CHAPTER 4: HOUSING CONSTRAINTS

housing program, which will include incentives provided as a “package” to attract developers to build affordable housing at higher densities. The package will include incentives such as modified parking and open space requirements and reduced review processing times. These incentives will complement the City’s existing practice of assigning a planner to affordable housing applications in order to monitor and expedite processing of the applications. These incentives are further described in Program #13 in Chapter 8.

Other Land Use Standards/Requirements:

MIXED USE:

The City encourages mixed-use development as another tool for providing for increased residential use in the community. The City’s existing mixed-use rules are intended as an incentive for residential development in areas where housing would not otherwise be allowed. Currently, mixed-use projects are considered through Planned District rezonings within the Community Commercial and Central Business District land use areas where at least 51% of the project floor area is devoted to commercial use and there is an affordability component. Mixed-use developments can share parking, services and facilities provided by the development. The Planned District process creates standards that are tailored to accommodate the development while assuring that there are sensible inter-relationships among uses on site as well as off-site. The intensity of mixed-use developments are limited by the applicable Floor Area Ratio (FAR) for the commercial zone; however, increases can be granted where it is determined that there will be no impact to utilities or services.

~~One concern in regard to the current mixed-use policy is the requirement~~ One avenue to expand the use of this incentive is to relax the condition that at least 51% of the square footage in the development be commercial use. This percentage may be ~~too high~~ higher than necessary and may, in some instances ~~preclude~~ otherwise appropriate development that contains less than 51% commercial use. ~~It is recommended that~~ This policy will be evaluated during the time frame of this Housing Element to determine if revisions would be appropriate to expand the mixed-use opportunity (see Program #1519 in Chapter 8). Further, to promote housing affordability, the City will amend its Zoning Ordinance to allow consideration of mixed-use projects within other commercial districts outside the Central Business District and Community Commercial Districts (Office, Neighborhood and Thoroughfare) where housing development does not preclude the area’s need for commercial space but may add vitality to the area.

SECOND UNITS:

Following are the current City standards for Second Units:

- Location: Corner lots and interior lots with a minimum side yard setback of 12 feet.
- Occupancy: Owner must occupy one of the units.
- Size: Maximum of 600 square feet.
- Parking: One off-street space, located outside the both front and exterior side yards.

CHAPTER 4: HOUSING CONSTRAINTS

The primary constraint that has been identified regarding second units is the minimum side yard setback of 12 feet on interior lots. The size limitation of 600 square feet is also considered to be limiting from a cost-benefit standpoint. Parking requirements are also considered an issue but the community at public workshops was divided over both the appearance of parking (both on streets and within front yards) and the clear need for additional parking for the unit. Program #26 in Chapter 8 will revise the existing ordinance to address these constraints.

HOUSING FOR DISABLED HOUSEHOLDS:

The City's zoning and land use standards do not include any specific constraints to the development of housing for the disabled. However, there may be instances where, in order to develop housing appropriate for disabled households, modifications to existing standards may be necessary. In 1999, the City adopted a "Reasonable Accommodation Ordinance for Persons with Disabilities" (Article 29 of Title 8 of the Municipal Code). This Ordinance provides for modifications to zoning requirements in order to accommodate development applications for housing for the disabled.

During the preparation of this Housing Element, City staff evaluated components of the Reasonable Accommodation Ordinance and determined that payment of fees should be eliminated. Program #44 in Chapter 8 addresses this issue and also describes additional analysis of zoning and land use regulations to ensure that there are no further constraints to the development of housing for the disabled. Program #45 in Chapter 8 then describes a program strategy to address any further constraints identified during this process.

ANALYSIS OF CONSTRAINTS FOR HOUSING FOR PERSONS WITH DISABILITIES AND ACTIONS TO REMOVE IDENTIFIED CONSTRAINTS

State legislation (Chapter 671, Statutes of 2001) requires communities to include an analysis of potential constraints to the development, maintenance and improvement of housing for persons with disabilities in their Housing Elements. The following analysis reviews the City of Fremont's Zoning and Land Use ordinances, applicable building and housing codes, and the "Analysis of Impediments to Fair Housing" report developed for Fremont and the Alameda County HOME Consortium. The analysis is organized into the following subject areas:

1. Zoning and Land Use Controls
2. Permits and Processing
3. Building Codes and Standards
4. Reasonable Accommodations Ordinance
5. Fair Housing Services
6. Recommendations

1. Zoning and Land Use Controls

The City's Zoning and Land Use regulations provide for a variety of housing types and densities. Permitted residential uses include single-family units, mobile homes, duplex/triplex units, multi-family units and group residential facilities.

The City's Zoning Ordinance allows small group homes (limited to 6 or fewer persons) in all residential zones as a permitted use. The City's Zoning Ordinance uses the term "Special Residential Care Facilities" for these small group homes. The Ordinance defines Special Residential Care Facilities as:

Any state authorized, certified or licensed family care home, foster home or group home serving six or fewer mentally disordered or otherwise handicapped persons or dependent and neglected children or the elderly when such homes provide care on a twenty-four-hour a day basis.

Residential care facilities for 7 or more persons are classified as rooming houses and boarding houses and are allowed all multi-family residential areas (current R-G zoned areas and the proposed new R-3 zoned areas) with a conditional use permit. There are no geographical spacing or siting requirements for group homes or residential care facilities. Fremont treats housing for groups not related by blood or marriage, who are living as a single household, in the same manner it treats other single housekeeping units.

Fremont has no specific land use regulations (parking, open space, etc.) applicable specifically to housing for persons with disabilities. Land use and zoning regulations apply as they would to other applications for development. In certain situations zoning and land use requirements can be reduced for housing units for persons with disabilities. For example, parking requirements (through a variety of procedures such as the City's reasonable accommodation ordinance, variances, or planned development approval) may be reduced if it can be demonstrated that the housing development would not need the standard number of parking spaces. The City of Fremont has approved such reductions for recent housing developments for persons with disabilities. Listed below are three examples of projects where land use/zoning requirements were reduced. The City expects to continue its flexibility in reducing/eliminating standards for future projects.

A. Fremont Oak Gardens (50 unit multi-family development with special design features for deaf seniors plus one manager's unit):

- Reduced open space requirement by 10%
- Granted a density bonus of 25%.
- Varied subdivision standards

CHAPTER 4: HOUSING CONSTRAINTS

B. Peralta Dreams (Special Needs Housing: Persons with autism or Downs syndrome or other developmental delays):

- Reduced front and side yard setbacks as well as setbacks between buildings
- Allowed a slight reduction in open space requirements

C. Pacific Grove (Developmentally disabled):

- Reduced required parking by 48%
- Allowed aggregation of private open space into common open space areas

The City/Redevelopment Agency also provided financial assistance to the Fremont Oak Gardens and Pacific Grove projects.

2. Permits and Processing

As noted previously, group homes of 6 or fewer persons are a permitted use in all residential districts. Group residential facilities of 7 or more persons are allowed with a conditional use permit in the R-G and proposed new R-3 district. For further information on processing, please see the discussion below in Section #4 “Reasonable Accommodations Ordinance.”

3. Building Codes and Standards

The City has adopted the 2001 edition of the California Building Code. Further, the City implements Title 24 of the California Code of regulations regarding access and adaptability for persons with physical disabilities. No specific restrictions are in place for disabled housing, such as minimum distances, special conditions or other such regulations that could constrain the development, maintenance, or improvement of housing for persons with disabilities.

4. Reasonable Accommodations Ordinance

On January 19, 1999, the City adopted a Reasonable Accommodations Ordinance (Article 29.1 of the Municipal Code, Planning and Zoning). Its purpose is to provide reasonable accommodation in the application of zoning regulations for persons with disabilities seeking fair access to housing.

The ordinance provides that any person may request a reasonable accommodation in the application of the City’s zoning laws, based upon the disability of the residents in the project. Thus, not only persons with disabilities may apply for a reasonable accommodation but also a housing provider could make the request for the accommodation on behalf of persons with disabilities who will reside in the project

The Ordinance currently requires a public hearing for all Reasonable Accommodations requests. The public hearing is conducted by the Development and Environmental Services Director or his/her designee if no approval is sought other than the request for reasonable accommodation. Previously, the City charged a fee in connection with a Reasonable Accommodations request but that fee has now been eliminated.

CHAPTER 4: HOUSING CONSTRAINTS

The decision whether to approve a Reasonable Accommodations request is based on the following factors:

- special needs created by the disability,
- potential benefit that can be accomplished by the requested accommodation,
- potential impact on surrounding uses,
- physical attributes of and any proposed changes to the subject property and structures,
- alternatives which may provide an equivalent level of benefit,
- whether the requested accommodation would impose an undue financial or administrative burden on the city,
- whether the requested accommodation would require a substantial alteration in the nature or effect of a city program or policy,
- whether the requested accommodation would result in a concentration of uses otherwise not allowed in a residential neighborhood to the substantial detriment of the residential character of that neighborhood, and
- any other factor that may have a bearing on the request.

The decision made on the Reasonable Accommodation request must be supported by written findings and the applicant must be notified in writing of the action taken. The decision can be reviewed and appealed to the City Council. While consistency with Fair Housing Act is of course implied, the Ordinance does not specifically state that all findings and decisions will be consistent with the Act.

The only significant constraint identified during this analysis of the Reasonable Accommodations Ordinance is the requirement for a public hearing on all requests. The requirement for a public hearing on requests such as variance to a side yard setback for a handicap ramp may discourage an applicant from utilizing the Reasonable Accommodations procedure. The City will revise the Reasonable Accommodations Ordinance to eliminate the public hearing requirement for certain types of requests. Examples of the requests which would be exempt from public hearings could include:

- Yard area encroachments for accessibility ramps and the like
- Increased hardscape (reduced landscaping) to accommodate accessibility needs such as widened driveways and/or walkways.
- Building setback variances where building additions are necessary to accommodate facilities for persons with disabilities (e.g., larger bathroom to allow for wheelchair turn around).
- Reduced parking requirements where the disability clearly limits the number of persons operating vehicles.

In addition to the Reasonable Accommodation Ordinance, the city provides assistance for modifications to existing residential structures to accommodate persons with disabilities. The Neighborhood Home Improvement Program provides financial and technical assistance for rehabilitation and improvement of property occupied by lower and

moderate-income households. The City provides grants of up to \$5,000 for accessibility improvements for both owner occupied homes as well as for rental property, including apartments.

5. Fair Housing Services

Fremont Fair Housing Services (FFHS) provides fair housing services to Fremont residents. These services include responding to fair housing inquiries, complaint investigation, audits, workshops, tenant/landlord information, referral, mediation, and eviction prevention.

When the Fair Housing Act was amended in 1988, persons with disabilities were included as a protected class. This means that persons with disabilities, like other protected classes, cannot be rejected or given different terms based specifically on their disabilities. As tenants in a rental unit, persons with disabilities are allowed to ask for “reasonable modifications” in order to have proper access throughout a housing complex as well as their own living area (including common areas). The physical changes can include adding grab bars to the bathroom, taking up high-pile carpets that impede a wheelchair, lowering counters to be reachable to a person in a wheelchair, or adding lights to the doorbell for the hearing impaired. The landlord can require the disabled tenant to pay for the modifications and even to restore the unit after move out. As previously noted, Fremont offers grants of up to \$5,000 for accessibility improvements for rental properties. “Reasonable Accommodation” can also mean that the disabled tenant can have some appropriate changes made to the normal rules of the complex, such as being permitted to have a service or therapeutic animal where there is a no-pets policy, or being given priority for an accessible parking space.

During year 1999-2000, FFHS investigated five complaints of physical disability discrimination in Fremont. None of these cases focused on accessibility issues. In addition to pursuing complaints, FFHS conducts audits on rental complexes for compliance with the forty-three accessibility standards of the Federal Fair Housing Act.

6. RECOMMENDATION (Included as Housing Implementation Program 45)

- **Revise Reasonable Accommodations Ordinance**

1. Add a clarifying statement that “All findings and decisions will be consistent with the Fair Housing Act”.
2. Eliminate the public hearing requirement in specific circumstances which could include, for example:
 - Yard area encroachments for accessibility ramps and the like
 - Increased hardscape (reduced landscaping) to accommodate accessibility needs such as widened driveways and/or walkways.

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- Building setback variances where building additions are necessary to accommodate facilities for persons with disabilities (e.g., larger bathroom to allow for wheelchair turn around).
- Reduced parking requirements where disability clearly limits the number of persons operating vehicles.

B. Revise language in the Zoning Ordinance

In the definition of “Special Residential Care Facility,” change existing definition from:

“Any state authorized, certified or licensed family care home, foster home or group home serving six or fewer mentally disordered or otherwise handicapped persons or dependent and neglected children or the elderly when such homes provide care on a twenty-four-hour a day basis”.

to:

“Any state authorized, certified or licensed family care home, foster home or group home serving six or fewer ~~mentally disordered or otherwise handicapped persons or dependent and neglected children~~ persons with disabilities, children or the elderly when such homes provide care on a twenty-four-hour a day basis”.

OPEN SPACE REQUIREMENTS:

Currently, the City requires a minimum of 50% of the land area be devoted to open spaces for multifamily residential projects. This requirement can be lowered to 45% in cases where there is superior allocation and design of open spaces. ~~Program #17 in Chapter 8 proposes to evaluate and lower this requirement for affordable housing projects~~ As a result of comments provided during the preparation of the 2001-2006 Housing Element, new open space requirements will be developed as part of the proposed R-3 district standards. These requirements will provide for usable open spaces within developments based upon “per unit” and/or “per bedroom” standards rather than the current flat percentage requirement of between 45 to 50% per project. The new standard should also provide for less land area being devoted to open space, and encourage balconies, roof-top gardens and other creative spaces (e.g., indoor recreation areas) to count towards meeting open space requirements.

The City does not expect to eliminate the open space requirement. Private outdoor space is an essential feature of contemporary housing in all but the most heavily urbanized cities. It provides, among other things, safe play areas for children, gardens of all kinds and a critical element of privacy between neighboring buildings. New multi-family housing should have these amenities and housing designated as affordable in particular should have them, rather than be consigned to second-class status.

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SITE PLAN AND ARCHITECTURAL REVIEW:

Site Plan and Architectural Review is required of almost every new project within the City except single-family homes on lots zoned R-1. This typical requirement assures that the proposed development complies with requirements of the Fremont Municipal Code and that the overall designs are compatible with surrounding developments. The City has previously simplified this process by eliminating an appointed Site Plan and Architectural Board and delegating the authority to staff with the exception of projects within Historical Overlays, the City's Central Business District, Planned Districts and projects of eight units or more. The Historic Architectural Review Board considers projects that involve Primary Historic Resources and projects within one of two Historic Districts. The Planning Commission has authority to review projects within the Central Business District, Planned Districts and projects involving eight or more units. Typically, these larger projects require entitlements that go through the Planning Commission anyway. As such, the requirement for site and architecture review does not delay the process but is rather incorporated into the process. In most instances, the Board and Commissions provide general direction to staff and the applicant for incorporation into the final construction plans. Program #17 13 in Chapter 8 proposes to evaluate these requirements with the goal of further streamlining processing procedures for affordable housing projects.

The City cannot make a commitment to eliminate site plan and architectural review. For larger projects, the City believes that Site Plan and Architectural Review by the Planning Commission is an essential element of a reasonable public process. This process does not unduly burden development approval. As noted later in this Chapter, the City's project approval process is currently relatively efficient and faster than average. Program 11 would remove the issue of density from the public review process.

Members of the public are entitled to an opportunity to review and influence projects that have a direct impact on them, both as a matter of healthy planning practice and under California law. Comments by neighbors in a public forum before the Planning Commission can help to better fit a project into the neighborhood. Rigid site planning and architectural standards cannot address the sites with unique constraints that remain available for development in Fremont. Without some discretion for addressing site planning and architecture, the quality and character of development will depend on each developer's financial needs, sensitivity to community interests and choice of designers. The City does not believe it is in the public interest to allow the relatively short term interests of developers to take precedence over the community's interest in promoting quality neighborhoods. This is especially true for affordable housing development whose residents have limited choices on where to live, but deserve to enjoy quality living environments.

Finally, an additional land use issue in Fremont is the special consideration provided for hillside development resulting from the Hillside Initiatives of 1981 and 2002. Due to the unique environmental characteristics and visual prominence of the hills surrounding Fremont, there are specific land use policies for development in hillside areas. These

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policies do constrain residential development in the hillside area but the citizens have ~~City has~~ determined that protection of the hillside areas is critical and all residential development in those areas needs to be carefully monitored. The hill area is also constrained by environmental conditions. As described in other chapters, the City can accommodate its housing needs outside of the hill area.

POSSIBLE ADDITIONAL CONSTRAINTS TO SPECIAL NEEDS HOUSING

The potential constraints discussed in this Chapter potentially affect special needs housing, such as housing for the elderly, people with disabilities, large families, and persons in need of emergency shelter. In almost every case, the constraint similarly affects special needs housing and housing in general. (As noted above, the fee in the City's reasonable accommodations ordinance, which could constrain housing for those with . . . disabilities, ~~is to be~~ has been eliminated.) For instance, special needs housing is subject to the same fee resolution as housing in general, although large family housing may benefit to the extent fees are charged on a per-unit, rather than per-bedroom, basis. Site and architectural review has typically not materially delayed processing of special needs housing or housing in general. Appendix G provides more detailed review of potential constraints on housing for the homeless. In other cases, the City does not have evidence of constraints specific to special needs housing. The City will take into account any evidence of constraining effects specific to special needs housing in designing the affordable housing incentives package of Program #13.

INFRASTRUCTURE CAPACITY

Infrastructure capacity or development is not a constraint to residential development in Fremont. Utility service providers and the City's Public Works Department have designed infrastructure to accommodate the General Plan build-out and, as such, all development makes direct improvements or pays for additional mitigation necessary additional infrastructure with fees. These fees are relied upon to meet level of service standards established by the General Plan. Consequently, ~~no~~ additional mitigation is rarely necessary.

Services are provided by the following agencies:

Water Service:	Alameda County Water District
Sanitary Sewers:	Union Sanitary District
Storm Drainage:	Alameda County Public Works Alameda County Flood Control and Water Conservation District
Telephone Service:	Pacific Bell
Natural Gas/Electric:	Pacific Gas and Electric Company

Infrastructure is available to the majority of properties in the City except for certain areas that are problematic and not expected to be developed during the time frame of this document. The properties above the "toe of the hill" in the

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hillside areas of Fremont have environmental, scenic and infrastructure constraints that prevent them from being developed except in certain circumstances. The City has ~~developed~~ specific ~~policies~~ General Plan and ordinance requirements, consistent with the Hillside Initiatives of 1981 and 2002 to protect these areas. ~~and is expected that the policies will continue to be enforced during the time frame of 2001-2006.~~

PUBLIC SERVICES

The City currently provides public safety (police and fire) and a variety of other services including building inspection, code enforcement, planning, public facility maintenance (roads, buildings, landscaping and parks), human and recreation services to the community. The provision of public services and the level of service provided will largely depend on available funding from a variety of sources.

The City has developed and will continue to collect impact fees to pay for new development's share of needed public facilities that in turn assist in the provision of public services. Currently, the City has a Capital Facilities Fee for public buildings; a Traffic Impact Fee that funds roadway infrastructure; a Fire Fee that funds fire facilities and a Park Facilities Fee for improvements within City parks. Furthermore, the voters of Fremont recently passed Measure R (November 2002) which provides for improvements to existing fire facilities as well as an emergency operations center.

GOVERNMENTAL FEES

Land development within the City of Fremont is subject to direct fees imposed by the City itself, fees imposed by the City on behalf of another governmental agency, and/or fees imposed by another governmental agency within the City boundaries. These fees are imposed for the purpose of offsetting capital expenditures necessary to accommodate development or for defraying the City's cost of reviewing a development proposal and providing required permits, plan checks, and inspection. Due to California's legal limitations, local governments are forced to rely on impact fees for revenues to offset costs that result from new residential development. The City's fees are limited, as legally required, to the proportionate share of costs made necessary by the development that pays the fee. Each fee assessment is based on a comprehensive analysis of the facilities required and the applicable costs to ensure an appropriate nexus. Without these fees, the City could not build streets, develop parks, or construct municipal facilities, such as police or fire stations, to serve the additional population which results from residential development. In that case, development would be constrained by inability to provide necessary infrastructure.

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While it is legally possible to subsidize the costs caused by new development from other funding sources, the City must be able to identify alternative funding sources to replace any fees which are not charged. Program #33 in Chapter 8 is specifically targeted to consider relief for affordable rental housing developments of all or part of the City's park dedication in-lieu fee. However, for the foreseeable future, the City faces a serious fiscal challenge to minimize reductions in existing services resulting from limited revenues, and expects limited additional revenues, if any, to be available to subsidize fees.

The table on the following page identifies the typical fees for a single-family unit in 2001. Fees for a multi-family unit would be less because the square footage of a multi-family unit is typically smaller than that for an average single-family unit. Further, several of the City's fees such as park facilities and capital facilities are less for attached residential units than detached units. The total \$39,641.00 in fees as specified in the following table would represent 10% of the sales price of an average \$400,000 home in Fremont. In comparison to other communities, Fremont's fees are on the high side but are comparable to several other communities in the area. For example, a recent fee study conducted by the City in Spring 2001 indicated that Livermore and Pleasanton both had fee totals higher than Fremont (both communities had fees that totaled approximated \$41,000 per unit). Further, Milpitas and Union City had fee ranges that were comparable to Fremont.

The City's park dedication in-lieu fee is ~~obviously~~ the primary fee most often identified when reviewing the City's fee structure. The City is aware of this issue and regularly conducts comparative studies of neighboring communities to measure Fremont's fees in relation to other communities. The City's fee program is based on a comprehensive analysis of the impact of development and an assessment of the cost of land required to support the City's established park standards. To potentially reduce the impact of this fee on affordable housing developments, the City will undertake a program to identify a funding source which can provide substitute funds and thus make possible a fee credit for the park acquisition fee for low and very low income affordable units. As the magnitude of the State of California's budget shortfall has become clearer and has contributed to increasing fiscal pressure on the City the availability of funding becomes increasing challenging. Another option that will be considered is the establishment of a fee deferral program that could assist builders of very low and low income units. Program #33 in Chapter 8 of this document describes this effort further.

ILLUSTRATION # 27: TYPICAL FEES IN FREMONT: SINGLE FAMILY, 2001

TYPE OF FEE	AMOUNT
Application	\$ 100.00
Plan Check	\$ 1,192.00
Permits: <i>Building</i>	\$ 1,403.00
<i>Electrical</i>	\$ 100.00
<i>Mechanical</i>	\$ 80.00
<i>Plumbing</i>	\$ 80.00
<i>Insulation</i>	\$ 50.00
<i>Fire</i>	\$ 150.00
<i>Grading</i>	\$ 135.00
Microfilming/Landscape	\$ 20.00
Impact Fees: <i>Traffic</i>	\$ 1,916.00
<i>Capital Facilities</i>	\$ 1,918.00
<i>Park Facilities</i>	\$ 3,709.00
<i>Fire Protection</i>	\$ 221.00
<i>Park Dedication In Lieu</i>	\$13,306.00
<i>Bldg. Construction Tax</i>	\$ 1,413.00
TOTAL CITY FEES	\$25,793.00
School District	\$ 4,600.00
Water Connection	\$ 6,651.00
Sewer Permit / Connection	\$ 2,572.00
TOTAL OTHER FEES	\$13,848.00
TOTAL FEES	\$39,641.00



City Fees

Fee is calculated on a 2,500 square foot single-family detached dwelling with a 660 square foot garage on a 6,500-7,000 square foot lot

Other Fees

City fees from 2001 are shown to permit accurate comparisons with fee schedules from nearby cities, which were obtained in 2001. Some fee amounts have subsequently been adjusted based on updated facility and cost estimates, but the adjustments would not affect the analysis in the text.

PROCESSING TIME

The residential development process proceeds through various stages, each of which requires some form of City approval. Initial processing of a development application depends on the type of project proposed (e.g. Planned Unit Development, lot subdivision, etc.) as well as whether additional requirements will need to be met (e.g. rezoning of land, environmental reviews, etc.).

In Fremont, the processing of residential applications does not appear to be a constraint to the provision of housing. In fact, a survey of California communities reveals that Fremont has much shorter processing times than the average California community. In their report, Raising the Roof: Statewide Housing Plan 2000, the State of California

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Department of Housing and Community Development summarizes average processing times for selected California communities.²² The average processing approval time for single-family projects was 11 months for all California communities and 5.7 months for Bay Area communities. The single-family development in Fremont that was cited in the study was the “Vintage Grove” development, which included 191 units and was approved in 4.8 months. The same study reviewed multi-family developments and found that the average approval time for California communities was 6.7 months and 6.8 months for Bay Area communities. In Fremont, the development referred to in the study was the Alborada Apartments that included 442 units. The processing time again in Fremont was less than either the statewide or Bay Area average. The Alborada Apartment project required only a 3-month approval process time frame. Both of the Fremont projects included the City’s Site Plan and Architectural Approval review procedures. In summary, then, processing time frames do not appear to be a constraint to the development of housing in Fremont. In addition, significantly shorter processing times could probably be achieved only by reducing or eliminating public participation, which is not only valuable to the community, but often required by California law.

BUILDING CODES, DEVELOPMENT STANDARDS AND SITE REQUIREMENTS

The Building Codes adopted by the City of Fremont are the California Uniform Building Code, California Uniform Plumbing Code, California Uniform Mechanical Code, and National California Electric Code, and California Fire Code. The City’s Building Codes have been adopted, pursuant to state law, in order to prevent unsafe or hazardous building conditions. As such, the City’s codes are a reasonable and normal enforcement of City regulations and do not act as a constraint to the construction or rehabilitation of housing.

Property standards such as front and rear setbacks, building heights, etc. are defined in the City’s “Residential District Design Standards.” A copy of these standards for multi-family and single-family units is included in the Appendix H to this document. These standards are typical for communities such as Fremont and do not pose a constraint to the development of housing. During extensive public and developer participation in preparation of the Housing Element, there were no examples identified of these development standards constraining appropriate development.

During development of the Housing Element, parking for multiple family and secondary dwelling units was discussed extensively. Many felt that the City’s parking standards were appropriate considering it’s suburban setting, and the distance to various services. Other felt that the standards were too rigid and that they did not account for reduced needs of various housing types, particularly affordable housing, special needs housing and housing located close to transit and services. One area of agreement was that The City’s parking standard for multiple family development did not account for varying size of units, for example, the number of bedrooms and/or possible occupancy load of the

²² Raising the Roof: Statewide Housing Plan 2000 Department of Housing and Community Development, State of California, pp. 100-106

CHAPTER 4: HOUSING CONSTRAINTS

units. Program 14 in Chapter 8 proposes to address this issue in greater detail, modifying parking requirements so that they respond to varying circumstances.

In regard to site requirements, the City has adopted guidelines and procedures, which try to encourage flexibility in site design. For example, the City has adopted “Design Guidelines for Small-Lot Single-Family Residential Developments” for multi-unit or single-unit developments consisting of “small lots” ranging in size from 4,000 to 6,000 square feet. The Guidelines allow for flexibility in siting, lot sizes, density, setbacks and unit types while encouraging excellent design, building and lot size compatibility and enhanced site amenities and streetscapes. Another example is the City’s use of the “Planned District” development policy, which allows mixed use as well as encouraging a variety of housing types within a development proposal.

As discussed above, concerns about the effect of the City's open space and parking requirements on multifamily development will be addressed by new open space requirements to be adopted in connection with a new R-3 zoning district. Adoption of standards for the R-3 district will also provide an opportunity to deal with any other development standards which are later identified as constraints.

LAND USE DESIGNATIONS

Concern has been expressed at times about features of some land use designations of sites available for multifamily development. Adoption of an R-3 designation targeted to multifamily development will address that concern.

SUMMARY ANALYSIS OF CONSTRAINTS ON FREMONT’S HOUSING MARKET

AS THE DISCUSSION ABOVE INDICATES, THE HIGH COST OF ACQUIRING LAND AND CONSTRUCTION IS A MAJOR CONSTRAINT TOWARDS THE PROVISION OF HOUSING, ESPECIALLY AFFORDABLE HOUSING. FREMONT IS LOCATED IN THE SAN FRANCISCO BAY AREA, WHICH IS CONSISTENTLY IDENTIFIED AS ONE OF THE MOST EXPENSIVE HOUSING MARKETS IN THE COUNTRY. THERE IS VERY LITTLE THAT MUNICIPAL GOVERNMENTS CAN DO TO AFFECT THE COST OF LAND OR CONSTRUCTION BECAUSE THEY ARE A RESULT OF PRIVATE MARKET FORCES. THE CITY CAN, HOWEVER, ENSURE THAT SEVERAL COMPONENTS ARE “IN PLACE” AND PART OF THE OVERALL HOUSING STRATEGY TO PRODUCE AFFORDABLE HOUSING. THESE COMPONENTS INCLUDE AVAILABLE LAND AT HIGHER DENSITIES, FINANCING AND SUBSIDY ASSISTANCE AND, A MOTIVATED AND EXPERIENCED DEVELOPER.

IN REGARD TO GOVERNMENTAL CONSTRAINTS, THERE WERE ARE SEVERAL ISSUES ~~THAT HAVE BEEN IDENTIFIED IN THIS SECTION OF THE DOCUMENT DURING THE PREPARATION OF THIS HOUSING ELEMENT.~~ THESE PRIMARILY INCLUDE ZONING AND DEVELOPMENT STANDARD CONSTRAINTS. THE CITY WILL MITIGATE THESE CONSTRAINTS BY ELIMINATING STEP DENSITIES AND CREATING A NEW MULTI-FAMILY ZONING CLASSIFICATION OF R-3 FOR MEDIUM, AND VERY HIGH DENSITY HOUSING. FURTHER, THE R-3 ZONE WILL INCLUDE FLEXIBLE OPEN

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SPACE, PARKING AND PROCESS REVIEW REQUIREMENTS. FOR MULTI-FAMILY AFFORDABLE HOUSING PROJECTS, AN INCENTIVES PACKAGE WILL ALSO BE DEVELOPED WHICH WILL INCLUDE ADDITIONAL DEVELOPMENT STANDARD OPTIONS AND SPECIAL PRIORITY PROCESSING.

THE ELIMINATION OF STEP DENSITIES WILL ALSO REMOVE CONFUSION REGARDING DENSITY BONUS APPLICATIONS. THE CITY WILL PREPARE A MORE COMPREHENSIVE DENSITY BONUS ORDINANCE AND PROCESS APPLICATIONS IN CONFORMANCE WITH STATE DENSITY BONUS LAW. CITY STAFF WILL MARKET THE AVAILABILITY OF DENSITY BONUSES AND OTHER AFFORDABLE HOUSING INCENTIVES TO PROSPECTIVE DEVELOPERS

IN ADDITION TO BEING PART OF AN “INCENTIVE PACKAGE” AS NOTED ABOVE, MODIFIED PARKING STANDARDS SHOULD ALSO BE AVAILABLE FOR OTHER RESIDENTIAL PROJECTS. THE CITY’S PARKING STANDARDS WILL BE REVIEWED DURING THE TIME FRAME OF THIS ELEMENT AND REVISIONS MADE AS APPROPRIATE.

IN APRIL 2003, THE CITY OF FREMONT COMPLETED AN ANALYSIS OF CONSTRAINTS FOR HOUSING FOR PERSONS WITH DISABILITIES AND DEVELOPED AN ACTION PROGRAM TO REMOVE THE IDENTIFIED CONSTRAINTS.

Finally, the City’s current mixed-use policy of requiring a minimum 51% commercial square footage could be liberalized. Therefore, it is recommended that the City review the current mixed use policy and evaluate the impacts of revising it to encourage more residential development.

5. RESOURCE INVENTORY

LAND INVENTORY

In preparing for this 2001-2006 Housing Element document, City staff conducted a three-month study to evaluate the amount of vacant and underutilized land in Fremont. Vacant land was defined as all land with no structure and no building permit issued.

Underutilized land was evaluated by applying a ratio of assessed land value to assessed building value. The study was thorough in that both primary data (County Assessor Data) and supplementary data (City of Fremont "1995 Vacant Land Inventory") were utilized. Further, site visits were made to vacant parcels and aerial photos were reviewed.

The existing vacant land inventory is attached as Appendix C. An existing underutilized land inventory is attached as Appendix D. The two-part existing land inventory indicates that there is sufficient land zoned at residential densities and with residential General Plan designations to accommodate 2,286 units. The table below identifies the number of units by vacant or underutilized classifications.

ILLUSTRATION # 28: EXISTING HOLDING CAPACITY FOR RESIDENTIAL LAND, VACANT AND UNDERUTILIZED (JANUARY 2003)

	Land with Low Density Designations	All Other Land Zoned for Residential Development	TOTAL UNITS
Vacant Land	770 Units	634 Units	<u>1,404 UNITS</u>
Underutilized	250 Units	632 Units	882 UNITS
TOTAL			<u>2,286 UNITS</u>

It is important to recognize that this limited supply of residentially designated land does not result from rezoning or other policy action by the City, but from two other factors. First, development since the City's last Housing Element was approved and certified in 1991 has used more than half of the City's then-available residential land. Development during the period of the 1991 Element reduced the City's vacant residentially designated acreage from 800 acres in 1991 to 350. Second, the State Legislature did not fund housing need allocations for several years, and as a result no regional housing need was assigned to the City from 1991 to 2001. As development has used most of the City's unbuilt residential sites, it has also naturally used more easily developed sites and left available more challenging sites. Large tracts of land no longer exist and other readily developable sites are few. The City's programs to augment available residential land thus depend on recycling individual previously developed sites and reclassifying sites once designated for other purposes, again on a one-by-one basis.

CHAPTER 5: RESOURCE INVENTORY

In reviewing the zoning and General Plan designations for many of the parcels included in Illustration #28, the City recognizes that the existing inventory would not be able to accommodate the adjusted 2002-2006 RHND of 4,912 units for two reasons. The 2,286 holding capacity figure is less than the 4,912 RHND total need. Secondly, the existing zoning and General Plan densities of many of the parcels are not high enough to accommodate the very low, low and moderate-income housing needs.

Chapter 8 of this document includes program strategies developed to accommodate the current Regional Housing Needs Distribution at all income levels, including changes in zoning classifications to permit additional multi-family housing by right. The City believes that public facilities and services are available, or could readily be made available, for all or nearly all of these sites.

The strategy as outlined in Chapter 8 is to maintain those vacant or underutilized land parcels with low-density designations at their current zoning and holding capacity and encourage their development primarily to provide moderate and above-moderate income housing. This action is described in Program #17 in Chapter 8. As the tables in Program #17 (Objectives) indicate, maintaining the existing low density inventory will provide land for the development of 728 moderate and above moderate income units on vacant lands and 231 moderate and above moderate income units on underutilized lands. These estimates are less than the available holding capacity as indicated in the table (Illustration #28) because a few of the low density sites are appropriate for redesignation to higher densities and are therefore counted in Program 18 (Increasing Densities). For the remaining vacant and underutilized parcels, Program #18 describes the City's intention to increase densities and rezone some of the remaining vacant and underutilized parcels that will then provide land that can accommodate a portion of the very low and low income need and an additional portion of moderate-income housing needs, all as identified in the 2002-2006 adjusted RHND. These sites total approximately 134 acres. At the projected increased densities, these "upzoned" sites, ~~have maximum allowable developedment at~~ the midpoint of the density range, will provide for ~~of~~ 2,172 units.

Programs 17 and 18 make available, using an achieved density significantly less than the allowable maximum, sites for 3,131 units, compared to a RHND of 4,912 units. In order to meet the remaining objectives of the RHND, the City's housing strategy in Chapter 8 also includes a range of housing program actions to increase residential development capacity by rezoning land not now designated for residential use and, also, provide density ranges that will support additional very low, low, moderate and above moderate income units. Specifically, the programs listed in Chapter 8 that were developed as part of this strategy include:

- Program #19: Redesignation of Lands Along Transit Corridors
- Program #20: Surplus Public and Semi-Public Land
- Program #21: Commercial and Industrial Redesignation
- Program #22: Commercial Redesignation: Older Shopping Centers/Central Business District (CDB)

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- Program #23: Rezone Sites to Mixed-Use to Accommodate Affordable Housing Development

Appendix E contains a program land inventory which shows the sites to be acted on under Programs 19-23 in Chapter 8, which the City believes will be found suitable for residential development after more thorough review. These sites must be reviewed individually and the City recognizes that not all of the sites will ultimately be found suitable for residential development. However, the inventory includes sites with a total allowable development potential of 4,891 units. Based upon the conservative assumptions, the City believes that 2,915 units can be achieved, which will allow the programs to reach their overall goal even as some individual sites are not found to be suitable. Acreages for each program are shown in Chapter 8 (Program Strategy).

Illustration #32 (Part B) at the end of Chapter 8 summarizes these various programs and compares the unit objectives to the 2002-2006 adjusted Regional Housing Needs Determination (RHND). The information in that table indicates that the proposed range of housing programs will result in land that can accommodate housing units that significantly exceed the RHND for very low and low income households and meets the objective for moderate-income households. Illustration 32 understates the potential of these sites, for two reasons. It does not take into account the City's inclusionary housing ordinance, which will require very low, low and moderate income units in all developments of seven or more units. Also, it assumes no use of density bonuses, even with a new City density bonus ordinance.

Significant Land Parcels Not Included in Land Inventory:

Patterson Ranch: This site is currently designated “Open Space 0.25-1 unit/acre – Study Area 12/Urban Reserve” by the General Plan and is zoned Agricultural and Agricultural-Flood Combining District. At the present time, the Patterson Ranch property owners have submitted an application for a General Plan Amendment and environmental review. Their current proposal (Ardenwood 2000) includes approximately 1,800 residential units at an overall density of just fewer than 9 units per acre, a school site, parks, a community center building site and a small commercial area. The site is not relied on to meet Housing Element program objectives. Much of the land is environmentally sensitive, and/or adjacent to wetlands or the Bay. Given these sensitivities, the City believes it is more prudent to identify other sites to meet specific housing objectives for the period ending in 2006.

Hill Planning Area: It is important to note that the inventory does not include land above the “Toe of the Hill.” The Hill Planning Area of Fremont encompasses 13,500 acres on Fremont’s eastern flank within the city limits, and additional land outside of the city’s existing boundaries. The development of this area within the city’s boundaries is largely controlled by the 2002 and 1981 Hill Area Initiatives. The development potential of approximately 7,000 acres in private ownership and above what is called the “Toe of the Hill” (see Land Use Chapter of the General Plan for further definition and discussion)

is limited by lack of services and environmental constraints. For the purposes of this Housing Element, no residential development is assumed for the Hill Planning Area above the “Toe of the Hill”.

FINANCIAL RESOURCES

The City of Fremont has several sources of funding available for affordable housing development. The most significant of those funding resources include “Community Development Block Grant” (CDBG) funds, HOME funds and Redevelopment housing set-aside funds.

Along with other communities in Alameda County, the City of Fremont participates in the Alameda HOME Consortium and receives federally-funded HOME grants as a member of the consortium. In addition, Fremont is an entitlement community and, as such, also receives CDBG funds from the federal government. Both the CDBG and HOME funds are provided to Fremont on an annual basis. HOME funds are specifically authorized to be used to provide more affordable housing opportunities in a community. CDBG funds are more flexible and can be used for affordable housing, economic development, public facilities and services.

From its total CDBG allocation, the City of Fremont has historically used approximately \$350,000-400,000 annually for housing related activities. Of this amount, \$200,000-250,000 is allocated for the home improvement program (housing rehabilitation loans and grants) and the remaining \$150,000 is used for administrative costs for fair housing, rental increase dispute, rental assistance payments and home equity conversion programs. CDBG funds have also been used in the past for additional housing activities such as construction of Sunrise Village homeless shelter and other housing assistance efforts. Depending on the project, CDBG funds could be allocated for similar activities in the future.

HOME funding varies but the City expects to receive between \$450,000-\$500,000 annually for the next five year planning period. The major activities that these funds have been used for in the past include rental housing (acquisition and construction) and tenant-based rental assistance, particularly for special needs populations. HOME funds have also been used in recent years to supplement the City’s home improvement program for owner-occupied units.

~~Another~~ The most significant source of locally-directed funds in recent years has been the housing set-aside funds from the Fremont Redevelopment Agency. According to State law, approximately 20% of all Redevelopment tax increment proceeds must be used for affordable housing activities. The Redevelopment Agency estimates that \$22 million dollars will be generated for housing programs for the five-year time frame of 2001-2006. In 2002, the City’s Redevelopment Agency adopted an “Affordable Housing Investment Strategy” in order to effectively utilize the Redevelopment set-aside funds. A more

CHAPTER 5: RESOURCE INVENTORY

complete description of this strategy is located in the next chapter of this document, Chapter 6, in the first section titled “City Sponsored Housing Programs.” Illustration #29 identifies the amount of funding for the five-year time period of this Housing Element.

ILLUSTRATION # 29: REDEVELOPMENT AGENCY HOUSING SET ASIDE FUNDS, 2002/03-2006

Housing Activity	2001-2002 Estimated Actual	2002-2003 Proposed	2003-2004 Estimated	2004-2005 Estimated	2005-2006 Estimated
Apartment Acquisition & Rehabilitation	\$1,600,000 \$2,752,000	\$0 \$1,000,000	\$0 \$1,000,000	\$0 \$1,000,000	\$0 \$1,000,000
Apartment Rehabilitation	\$600,000	\$600,000	\$600,000	\$600,000	\$600,000
First-Time Homebuyer	\$800,000 \$830,000	\$800,000 \$600,000	\$800,000 \$600,000	\$900,000 \$600,000	\$900,000 \$600,000
New Construction	\$2,000,000 \$4,088,000	\$2,000,000 \$9,300,000	\$2,000,000 \$2,000,000	\$2,000,000 \$2,000,000	\$2,000,000 \$2,000,000
Preservation of At-Risk Housing	\$300,000	\$0	\$0	\$0	\$0
Single-Family Home Rehabilitation	\$600,000 \$454,000	\$600,000 \$600,000	\$600,000 \$600,000	\$600,000 \$600,000	\$600,000 \$600,000
TOTAL	\$5,900,000 \$8,124,000	\$4,000,000 \$11,500,000	\$4,000,000 \$4,200,000	\$4,100,000 \$4,200,000	\$4,100,000 \$4,200,000

In addition to the three funding sources identified above, projects in the City ~~has~~ have also utilized other funding resources as appropriate. These funding sources are typically used on a project-by-project basis and are not secure, annual funding sources such as CDBG, HOME and Redevelopment housing set-aside funds. However, Fremont has been successful in the past in securing funding from these resources and the City intends to continue to pursue all funding opportunities, in cooperation with developers. These financial resources include:

1. State of California, Department of Housing and Community Development loan and grant programs
2. California Housing Finance Agency financial assistance programs
3. Federal/State Low Income Housing Tax Credits
4. Federal Home Loan Bank, Affordable Housing Program
5. Mortgage Credit Certificates (administered by Alameda County Housing and Community Development Department)
6. Private Sector (Bank Loans)
7. Foundation Grants
8. Donations (e.g. Habitat for Humanity)

CHAPTER 5: RESOURCE INVENTORY

6. AFFORDABLE HOUSING OPPORTUNITIES

This chapter of the Housing Element summarizes the current range of affordable housing opportunities in Fremont. Included in this chapter is information regarding housing programs sponsored by the City of Fremont as well as other housing programs that are federal or state funded and operative in Fremont. Also a summary is provided of all of the affordable housing developments in the community as well as a listing of non-profit agencies currently active in the Fremont area.

CITY SPONSORED HOUSING PROGRAMS

The City of Fremont supports and administers a variety of housing programs. A significant source of funding for some of the programs is provided through the “Housing Set-Aside” funds from the Fremont Redevelopment Agency. Other funding sources include federal Community Development Block Grant funds and HOME funds through the Alameda County Consortium. Listed below is a brief description of City and Redevelopment Agency programs operative in Fremont in 2001-2002. The Office of Neighborhoods or the Redevelopment Agency staff at the City of Fremont can provide more detailed information about these programs.

Affordable Housing Investment Strategy (Redevelopment Agency)

In 2002, the City’s Redevelopment Agency adopted an “Affordable Housing Investment Strategy.” This strategy is intended to guide the Agency and the community for the most productive use of the Redevelopment housing set-aside funds. The basis of the strategy is the Five Point Program, which includes

1. New Construction

Funds are available for rental and ownership new construction. Rental housing assistance is directed to extremely low, very low and low-income households and ownership assistance is directed to moderate-income households.

2. First Time Homebuyer Assistance

This program provides low interest loans to households who live or work in Fremont to assist in purchasing a home. The program also includes a mandatory six-hour First Time Homebuyers class.

3. Home Improvement Program

Funds are available through this program to assist very low to moderate-income homeowners with repairs to their housing units. In addition, grants are available for emergency home repairs and accessibility improvements in rental units.

4. Apartment Acquisition and Rehabilitation

Funds are available for the purchase and/or rehabilitation of apartments in Redevelopment areas of the City. These funds are available to both non-profit as well as for-profit owners.

CHAPTER 6: AFFORDABLE HOUSING OPPORTUNITIES

5. Preservation of Affordable Housing

Redevelopment funds have been used to assist existing affordable housing developments whose affordability restrictions have expired. The purpose of this program is to preserve the affordable unit and prevent them from becoming “market-rate” units.

One of the most significant components of the Affordable Housing Investment Strategy is the directive that 80% of the financial resources be directed to rental housing production and the remaining 20% to ownership housing developments. The Agency is making a substantial commitment to assist rental housing, and specifically to extremely low, very low, and low-income households. Other key components of the Strategy include:

- Maximize long term affordability,
- Target a range of households, including large families and special needs,
- Invest in leveraged projects,
- Encourage economic mix,
- Initiate community engagement early in the process,
- Respond to opportunity,
- Select experienced developers,
- Target the redevelopment project areas of Niles, Irvington and Centerville as the highest priority neighborhoods for investment, with the neighborhoods surrounding the project areas, including the Cabrillo neighborhood, as secondary high priority areas, and
- Monitor cash flow for approved developments and consider financing options, including bond issuance, for viable development proposals.

Additional City-sponsored programs include:

Home Equity Conversion Program

The City contracts with ECHO Housing to provide information and counseling to elderly homeowners regarding reverse mortgages and other equity conversion programs.

Housing Scholarship Alumni Program

This program provides a six-month homeownership training class. Alumni from this class will be selected to participate in Habitat for Humanity units in Fremont as well as other homeowner opportunities.

Fair Housing Counseling and Services

The Family Resource Center at the City of Fremont and Fremont Fair Housing Services provide information regarding fair housing services and potential discrimination complaint processes.

CHAPTER 6: AFFORDABLE HOUSING OPPORTUNITIES

Rental Assistance Services

- Tenant Based Rental Assistance
HOME funds have been used to assist lower income tenants with their monthly rent payments. The funds are available up to a maximum of 24 months, which can then be renewed if the tenant is still eligible and if funds are still available.
- Rental Assistance Program (RAP)
Administered by ECHO Housing, this program provides delinquent rent and rental deposit guarantee services. The program is designed to assist households who have a temporary setback forcing them to get behind on their rent or if a household needs assistance with security deposit or last month's rent. The program does not pay the amount owed but rather arranges for a payment schedule between the tenant and the landlord and, if necessary, offers the landlord a guarantee that the payments will be made as agreed.
- Rental Increase Dispute Ordinance
The Residential Rent Increase Dispute Resolution Ordinance discourages unreasonable rent increases by requiring mandatory conciliation, mediation and fact-finding remedies to resolve rent disputes.
- Tri-Counties Apartment Owners Certification Training
In cooperation with the Office of Neighborhoods and Alameda County Rental Housing Owners Association, this program provides training and certification for multi-family unit facility managers on project management and maintenance.

HOME and Community Development Block Grant Funds

- City receives approximately \$470,000 per year in HOME funds which are used to increase the supply of new affordable housing primarily for very low and low (below 60% of area median income) income households. The City also uses HOME funds to buy down rents to an affordable level to those participating in the City's Housing Scholarship Program and to support Project Independence, a rent buy-down program for those who have reached age 18 and can no longer continue to live in foster homes.
- The City also receives approximately \$1.8 million in federal Community Development Block Grant (CDBG) funds each year which are used to increase the supply of affordable housing. CDBG funds have been used primarily for pre-development expenses and land acquisition. CDBG funds are also used to support housing services, such as for rental assistance, information and referral, and Fair Housing activities, and the housing rehabilitation program.

CHAPTER 6: AFFORDABLE HOUSING OPPORTUNITIES

Homeless Services

The Tri-City Homeless Coalition operates Sunrise Village, which provides emergency shelter, and support services for homeless individuals and households. The City of Fremont has contributed funding to the shelter as well as assisting in funding support services also. In addition, the City has assisted with funding for the Bridgeway Apartments, which provides transitional housing opportunities.

OTHER FEDERAL/STATE HOUSING PROGRAMS

In addition to City funded programs, there are other housing programs available in Fremont. These programs are funded through federal or state housing resources.

Section 8 Certificates and Vouchers

The Housing Authority of the County of Alameda administers the Section 8 rent subsidy program for Fremont. As of March 2001, there were approximately 1,107 households with Section 8 certificates or vouchers renting housing units in the Fremont area. Unfortunately, there is a significant waiting list for households to receive assistance from the program as the demand for rent subsidy assistance exceeds the supply available from the federal government.

Mortgage Credit Certificates

The MCC program provides assistance to first time homebuyers by allowing an eligible purchaser to take 20% of his or her annual mortgage interest payment as a tax credit against federal income taxes.

HUD Foreclosure Program

Allied Housing, Inc. has assisted moderate-income households with purchasing property that was in foreclosure in the Fremont area. Approximately 4 households were assisted from 1995-2000 in Fremont.

Supportive Housing Program

This HUD program implements the McKinney Act and is designed to promote the development of supportive housing and services for homeless persons. SHP funds can be used for acquisition, rehabilitation, new construction, operating costs and supportive services. The Alameda County Department of Housing & Community Development administers the SHP program on a County-wide basis. SHP was awarded to the Bridgeway East Transitional Housing Development to be located in the City's Irvington District.

Homeless Outreach for People Empowerment (HOPE) project

The City was awarded \$539,580, over a two-year period (FY 2001/02 and FY 2002/03), to help finance the Homeless Outreach for People Empowerment (HOPE) project. The HOPE project is a collaboration of five organizations (Tri-City Homeless Coalition, Tri-

CHAPTER 6: AFFORDABLE HOUSING OPPORTUNITIES

City Health Center, Alameda County Behavioral Health Care Services, Tri-Valley Haven and the City of Fremont) that have come together to assist the homeless person or family who is living on the streets and in need of comprehensive services.

HELP Program

In September 2000 the City was awarded \$1,500,000 in CHFA HELP program funds. The assistance is in the form of a revolving loan fund that allows the City to use the monies at 3% simple-interest over a 10-year period to assist affordable housing projects. At the end of the 10-year period the funds must be repaid to CHFA.

Affordable Housing Program (AHP)

During the fiscal year, Adams Avenue Homes, a 17-unit all-affordable single-family ownership development completed in July 2002, was awarded a \$70,000 AHP Grant to assist low income homebuyers purchase their first home.

Low Income Housing Tax Credits (Federal and State)

Owners of eligible rental housing (either new construction or rehabilitation) may apply for low income housing tax credits. The tax credits enable low-income housing sponsors and developers to raise project equity through the sale of tax benefits to investors. The tax credit program has been by far the largest state or federal funding source for low-income rental housing in recent years. The tax credits are awarded in a competitive process by the Tax Credit Allocation Committee of the State of California. Tax credits have been awarded for six projects in Fremont in the last nine years. However, the demand for credits far exceeds the supply. A share of credits is allocated for Alameda County projects, which has typically been enough to fund projects countywide. As a point of reference, Fremont's housing need represents 14.3% of the County's need. Fremont's "share" of tax credit projects would be approximately one project every 1.5 years on this basis, not nearly enough to satisfy its need. Moreover, any Fremont tax credit project will also require a large local public subsidy, in order to compete for tax credits, absorbing a significant share of local resources.

Additional Affordable Housing Funding Resources (Federal and State)

- California Housing Finance Agency (CHFA)
 - Loan Financing
 - Preservation Financing Program (“at risk” projects)
- Emergency Shelter Grants
- HOME Funds
- Community Development Block Grant funds
- Lead Based Paint Hazard Reduction Program
- Supportive Housing Funding
- Mortgage Revenue Bonds (California Debt Limit Allocation Commission)
- Federal Home Loan Bank (Affordable Housing Program)
- Section 202

CHAPTER 6: AFFORDABLE HOUSING OPPORTUNITIES

Private Donations

During the fiscal year, private individuals and corporations contributed cash donations to 3 Habitat for Humanity-sponsored homes that were constructed as part of the Adams Avenue Homes development completed July 2002. Cash donations from individuals and corporations totaled \$212,000 and \$9,000 in building materials were contributed to the homes.

CHAPTER 6: AFFORDABLE HOUSING OPPORTUNITIES

ILLUSTRATION # 30: SUMMARY OF AFFORDABLE HOUSING UNITS, 2001

Project	Tenure	Number of Affordable Units	Income Category	
			Very Low and Low	Moderate
Housing Developments:				
Amber Court	Rental	34	34	
Baywood Apartments	Rental	66	66	
Bridgeway (Transitional Housing)	Rental	8	8	
Century Village	Rental	75	75	
Crossroads Village	Rental	60	60	
Durham Greens	Rental	64	64	
Good Shepherd	Rental	32	32	
Heritage Village	Rental	39	39	
Mission Wells	Rental	45	45	
Oroysom: Village project	Rental	60	60	
Oroysom: Avelina	Rental	41	41	
Pacific Grove	Rental	20	20	
Parkside Place	Rental	16	16	
Park Vista	Rental	59	59	
Pasatiempo	Rental	59	59	
Pickering Place	Rental	42	42	
Rancho Luna	Rental	26	26	
Rancho Sol	Rental	12	12	
Redwood Lodge	Rental	24	24	
Regency Square	Rental	27	27	
Sequoia Manor	Rental	80	80	
Sundale Arms	Rental	132	132	
Treetop Apartments	Rental	35	35	
Woodcreek Apartments	Rental	60	60	
Sequoia Commons	Owner	6		6
Greenwich Townhomes	Owner	3		3
TOTAL UNITS		1,125	1,116	9
Housing Programs:				
Section 8 Rental Subsidies	Renter	1107	1107	
First Time Homebuyer Program	Owner	5		5
Housing Rehabilitation Program Loans	Owner	137	137	
Apartment Acquisition/Rehabilitation	Rental	22	22	
Tenant Based Rental Assistance	Rental	14	14	
HUD Foreclosures	Owner	4		4
Mortgage Credit Certificates (1990-99)	Owner	740		740
TOTAL HOUSEHOLDS ASSISTED		2,029	1,280	749

CHAPTER 6: AFFORDABLE HOUSING OPPORTUNITIES

As the table on the previous page indicates, the number of rental units affordable to very low and low-income households in Fremont is 2,259 units. This total includes 1,116 affordable units in rental housing developments, 1,107 Section 8 certificates/vouchers, 22 units in the apartment acquisition/rehabilitation project and 14 TBRA households. These 2,259 units represent 3% of the City's total housing stock in the year 2000. The table in the Appendix to this document (Appendix B) compares Fremont's percentage of affordable units to other communities in Alameda County.



OROYSOM VILLAGE PROVIDES AFFORDABLE HOUSING FOR FAMILIES AND SENIORS. MID-PENINSULA HOUSING COALITION WAS THE DEVELOPER AND MANAGES THE PROPERTY.

HOUSING AGENCIES AND ORGANIZATIONS

Fremont is fortunate to have a number of non-profit organizations that are involved in affordable housing opportunities. Listed below are examples of organizations active in Fremont at the time that this Housing Element was prepared.

Shelter Against Violent Environments (SAVE)
Tri-City Homeless Coalition / Allied Housing Inc.
East Bay Housing Organizations (EBHO)
Congregations Organizing for Renewal (COR)
Eden Council for Hope and Opportunity (ECHO)
Eden Council and Referral
Deaf Counseling, Advocacy and Referral Agency
Eden Housing Inc.
Mid-Peninsula Housing Coalition
Habitat for Humanity
Fremont Fair Housing Services
Satellite Senior Homes
Community Resources for Independent Living

7. REVIEW OF 1991 HOUSING ELEMENT

The City's previous Housing Element was adopted and certified by HCD in 1991. In order to effectively plan for the future, it is important to reflect back on the goals of the 1991 Element and to identify those areas where progress was made and those areas where additional effort is needed. In fact, the State Housing Element guidelines require communities to evaluate their previous Housing Element according to the following criteria:

- Effectiveness of Element,
- Progress in Implementation, and
- Appropriateness of Goals, Objectives and Policies.

EFFECTIVENESS OF ELEMENT

The City's 1991 Housing Element identified the following goals:

1. Conservation and Enhancement of Existing Residential Neighborhoods
2. High Quality and Well-Designed New Housing of All Types Throughout the City
3. Housing Affordable and Appropriate for a Variety of Fremont Households at All Economic Levels Throughout the City
4. A Continuing Leadership Role in Regional Efforts to Maintain and Expand the Range of Housing Alternatives in the San Francisco Bay Area

For each of these goals, the 1991 Element listed a series of policies and programs that would help to achieve the goals. Illustration # 31 identifies the policies and programs from the 1991 Element. The tables then also include a description of the actions that were taken from 1991-2000 and the progress that was achieved in addressing the 1991 goals and policies.

It should be noted that the 1991 Housing Element projected a 4-year time frame for implementation of the housing program policies and goals. The time frame projected was 1991-95 because it was anticipated that the Housing Element would be updated in 1995. However, the deadline to update the Element in 1995 was later extended by the California Legislature, because the Legislature did not provide funds necessary for the state Department of Housing and Community Development in order to provide enough time to determine statewide housing needs and allocations, or for ABAG to revise the Regional Housing Needs Allocation Distribution plan for the area. The deadline for all of the ABAG jurisdictions to revise their Housing Elements was extended to December 30, 2001. Therefore, the goals and objectives as listed in the following tables were originally expected to be achieved between 1991-95 but the accomplishments as listed were actually achieved during the time period from 1991-2000.

ILLUSTRATION # 31: PROGRESS IN ACHIEVING 1991 HOUSING GOALS AND POLICIES

Goal 1: Conservation and Enhancement of Existing Residential Neighborhoods

Policy	Implementation Program	Accomplishments (1991-2000)	Comments
H 1.1.1: Maintain existing programs and periodically review and modify those programs assisting very low income and low-income homeowners and rental property owners to maintain and rehabilitate the existing housing stock.	Implementation 1: Continue use of Community Development Block Grant (CDBG) funds and housing Rehabilitation and Rental Rehabilitation Programs. Quantified Objectives: 80 loans and 450 minor repair grants	219 Emergency Grants (CDBG) 1 Home Access Grant 123 Rehabilitation Loans (CDBG) 14 Rehabilitation Loans (Redevelopment) Rental Rehabilitation Loan for 22-unit rental development (Redevelopment)	Objective Achieved: The City exceeded its objective for rehabilitation loans but only achieved 48% of its objective for grants. This is still a significant amount of grants provided and it may be that the original goal of 450 was overly optimistic. Continue Policy in 2001-2006 Time Frame
H 1.1.2: Maintain existing programs and periodically review the need for additional programs to encourage a high level of residential maintenance. (CONTINUED)	Implementation 1: Continue and expand, as necessary, existing neighborhood preservation programs to ensure long-term maintenance of residential quality. Implementation 1: Continue and expand, as necessary, existing neighborhood preservation programs to ensure long-term maintenance of residential quality.	Neighborhood preservation programs included: <ul style="list-style-type: none"> • Rental Housing Ordinance (Since 1994) - In cooperation with the Office of Neighborhoods and Alameda County Housing Department, train and certify multi-family unit facility managers on project maintenance; • City Sponsored Events • <i>National Night Out</i> - City staff meets with homeowners and residents to discuss community issues, needs and interests and identify available City services. • <i>Make a Difference Day</i> - City staff and community groups plan special community projects to clean-up neighborhood streets and sidewalks, conduct minor repairs on homes, plant new trees and initiate other landscaping improvements and address other special community needs. <p>Community organizations include:</p> <ul style="list-style-type: none"> • Central Fremont Community Team • Cabrillo Park Neighborhood Team • Southlake Mobile Home Park • South Park Neighborhood Coalition • Sundale-Trinity Community Team 	For 2001-2006 time-frame, combine with policy H.1.1.1 in order to avoid repetitious policy language.

CHAPTER 7: REVIEW OF 1991 HOUSING ELEMENT

		<ul style="list-style-type: none"> • Various Home Owner & Business Associations • Special projects as they are developed or circumstances create a need Administrative Remedies Ordinance (1995) <ul style="list-style-type: none"> • Created new citation and penalty option • Streamlined legal processes for continued or repeat nuisance violations • Reduced staff time in court on appeals • Increased penalty recovery to General Fund Neighborhood Preservation Ordinance (1998) <ul style="list-style-type: none"> • The Fremont Municipal Code was amended to enhance an existing nuisance abatement program. • Ordinance expanded to address any Fremont Municipal Code nuisance and specified State Uniform Codes and State Health & Safety Code nuisances • New provision to address conditions involving vacant/abandoned/unsafe buildings 	
	Implementation 2: Periodically monitor the condition of housing in neighborhoods, focusing on neighborhoods with a large proportion of homes in excess of thirty years of age.	In 1997, a thorough survey of older, blighted residential areas in three of the older districts of Niles, Centerville and Irvington was conducted by a professional team. The completed survey formed the impetus for expanding and fiscally merging the four (4) Redevelopment areas so that redevelopment funds could be used to revitalize these residential neighborhoods.	
H 1.2.1: Identify and program the construction of basic neighborhood improvements (e.g., curbs, gutters, sidewalks, street trees) now lacking.	Implementation 1: In Redevelopment Areas, use a portion of tax increment funds for repair and reconstruction of streets and other neighborhood improvements where such improvements are substandard.	Previously, the Niles and Irvington Redevelopment Plans included repair of sidewalks. The Niles work has been focused on commercial areas. In Centerville, sidewalk improvements on the Fremont Boulevard frontage adjacent to the train depot have been completed. Additional sidewalk repair and installation will be part of redevelopment activities on an ongoing basis.	Continue Policy in 2001-2006 Time Frame
	Implementation 2: Identify required neighborhood improvements during the CIP process.	Ongoing through the CIP process.	
Policy	Implementation Program	Accomplishments (1991-2000)	Comments
	Implementation 3: Where appropriate, establish improvement districts to finance neighborhood improvements.	In 1998 a fiscal merger of the four (4) Redevelopment Project Areas was completed allowing for funds generated within the income- producing Industrial Project Area to be invested in revitalization efforts within the older redevelopment neighborhoods of Centerville, Irvington, and Niles. An ambitious neighborhood improvement plan is underway, funding such items as infrastructure improvement, single-family rehabilitation and apartment	

CHAPTER 7: REVIEW OF 1991 HOUSING ELEMENT

		rehabilitation.	
H 1.3.1: Continue to program maintenance and reconstruction of public facilities such as roads, sidewalks, lighting, public landscaping, utilities and others essential to preservation of residential character.	Implementation 1: Identify and schedule required neighborhood improvements during the Capital Improvement Planning process.	Ongoing through the CIP process.	For 2001-2006 time frame, combine into one policy with H.2.1
	Implementation 2: Periodically review standard maintenance and reconstruction schedules to assure timely maintenance of publicly maintained residential facilities.	Ongoing through CIP process	

CHAPTER 7: REVIEW OF 1991 HOUSING ELEMENT

Goal 2: High Quality and Well-Designed New Housing of All Types Throughout the City

Policy	Implementation Program	Accomplishments (1991-2000)	Comments
H 2.1.1: The City shall continue to apply building codes for new construction to ensure the development of safe, high quality housing.	Implementation 1: Maintain existing building code enforcement efforts in regards to new development and update codes as necessary.	<p>The City enforces Title 24, as adopted in the most recent California Building Code.</p> <p>The most recent building codes adopted:</p> <ul style="list-style-type: none"> • 1998 California Uniform Building Code • 1998 California Fire Code <p>Adopted in 1998, "Zero Tolerance" sprinkler ordinance that requires automatic fire sprinkler systems for additions to structures in excess of 50 percent of existing structure square footage. Also required are automatic fire sprinkler systems in situations where a change in use of a structure presents additional life hazard concerns.</p>	For 2001-2006 time frame, continue policy but combine into one policy statement (combine H2.1.1, H2.1.2 and H2.2.1 into one policy)
H 2.1.2: High quality building materials in the development of new housing.	Implementation 1: Adopt standards for building materials to be used for residential construction.	<p>The City has adopted the following requirements for residential construction within Hazardous Fire Areas:</p> <ul style="list-style-type: none"> • Class B roofing material required for structures; • No wood-siding allowed; • One-hour fire construction required 	For 2001-2006 time frame, continue policy but combine into one policy statement (combine H2.1.1, H2.1.2 and H2.2.1 into one policy)
H 2.2.1: The City shall review and supplement existing residential development standards to ensure that new development within developed residential areas is consistent with the scale and character of the area.	Implementation 1: Review existing residential development standards and prepare additional or supplemental standards to accomplish the following: <ul style="list-style-type: none"> • Establish additional standards for site coverage, height and intensity to govern future infill and neighborhood revitalization; • Establish site planning and design criteria appropriate to each planning area; • Determine transitional requirements for parcels adjoining 	<p>The City has adopted Design Guidelines for Small-Lot Single-Family Residential Developments for multi-unit or single-unit developments consisting of "small lots" ranging in size from 4,000 to 6,000 square feet. The Guidelines allow for flexibility in siting, lot sizes, density, setbacks and unit types while encouraging:</p> <ul style="list-style-type: none"> • Design articulation -- with architectural detailing, roof forms, materials, color and texture • Building/lot size compatibility-- Floor Area Ratio, lot sizes, building separation, variation in number of stories • Site amenities -- front yard landscaping with trees, porches, private yards • Enhanced streetscapes: thoughtful garage location (attached/detached, recessed, side drive and alleys), street trees, "bulbed" intersections 	For 2001-2006 time frame, continue policy but combine into one policy statement (combine H2.1.1, H2.1.2 and H2.2.1 into one policy)

CHAPTER 7: REVIEW OF 1991 HOUSING ELEMENT

	those with differing uses.	<ul style="list-style-type: none"> Physical connection to adjacent uses-- use pedestrian and bike connections to link new developments to adjacent residential and commercial areas 	
	<p>Implementation 2: Specific Plans, Design Guidelines and other development regulations affecting existing single family residential areas shall include guidelines to assure appropriate transitions between different intensities and types of use, and to assure new residential development does not disrupt the scale and character of existing neighborhoods. Such guidelines will accomplish the following:</p> <ul style="list-style-type: none"> Assure continued access and appropriate levels of service for recreation and other residential services; Establish additional standards for site coverage, height and intensity to govern future infill and neighborhood rehabilitation and redevelopment; Establish locational criteria for different residential types and densities and determine appropriate residential intensities; Establish site planning and design criteria appropriate to each planning area. 	<p>The Centerville Specific Plan, adopted in September 1993 and amended in 1997, is currently used by the City to ensure that new residential development is compatible with Centerville's existing neighborhood character. The Plan's Community Design Guidelines recommend that new development should reflect the physical qualities of the existing housing stock through careful consideration of building orientation, form, scale and material.</p> <p>The Centerville Specific Plan addresses the transition between new developments and existing commercial, light industrial and residential uses by providing guidelines that establish density ranges, types of use, housing type, building design, and locational criteria. The Plan limits land use conversions to only commercial and residential uses to promote a cohesive and symbiotic neighborhood. To further integrate the commercial and residential transition, a pedestrian-friendly environment is promoted through the incorporation of pedestrian-oriented activities, mixed-use and streetscape design guidelines.</p> <p>The Mission San Jose Historic Overlay District Design Guidelines and Regulations (1998) identified an area within an existing residential neighborhood that could accommodate new multi-family housing. The intent of the guidelines is to achieve neighborhood compatibility by ensuring that new multi-family housing development, as seen from the street, is compatible in scale, orientation and broad architectural form with that of the existing single-family residential area.</p> <p>The City has also established the Planned District zoning designation model to encourage and provide a means for effectuating desirable development, redevelopment, rehabilitation and conservation in the City, which features variations in siting, mixed land uses and/or varied dwelling types. The amenities and compatibility of Planned Districts is <u>are</u> insured through adoption of a precise site plan, showing proper orientation, desirable design character and compatible land uses.</p> <p>The Small-Lot Single-Family Design Guidelines recommends public or semi-public open space for developments of 15 units or greater. Common open space is encouraged to include parks and tot lots. The Centerville Specific Plan calls for the expansion of one existing park and development</p>	

CHAPTER 7: REVIEW OF 1991 HOUSING ELEMENT

		of one new park to be located in Subareas 5 and 7 to serve new planned housing and adjacent neighborhoods. The Plan also recommends development of two new public plazas within the area's commercial district.	
H 2.3.1: City design and development standards shall generally apply to below market-rate housing in Fremont; development standards may be waived only at the discretion of the City Council.	Implementation 1: Below market rate housing shall be subject to standard City review procedures in regard to the application of design and building quality standards.	<p>All housing developments, including affordable housing developments, are subject to the same review procedures for compliance with fire and building safety, engineering, and planning requirements as set forth in the City's ordinances and standards. However, in recognition of the need for housing in the City, particularly affordable housing, flexible design standards may be applied to expedite processing of such projects and to maintain project feasibility. In 2000, a 17 unit affordable housing development (Adams Avenue Homes) was exempted from the 4,000 square foot minimum lot size requirement (most lots were less than 3,000 square feet) set forth in the Small-Lot Single Family Residential Development Design Guidelines.</p> <p>A total of six (6) new affordable housing developments received Planned District Approvals – Pickering Place, Pacific Grove, Park Vista, Oroysom Village, Fremont Oak Gardens and Adams Avenue Homes totaling 290 units. The Planning Commission recently commented that the architecture for the affordable housing developments was superior to many market rate developments.</p>	Continue Policy in 2001-2006 Time Frame; <u>modify to accommodate incentive and related programs for affordable housing (programs 13, 14, 15, 26 and 27)</u>
	Implementation 2: When necessary, seek to supplement Federal and State housing programs to assure below-market housing is generally comparable in appearance and quality to market-rate housing at similar densities in Fremont.	Each affordable housing development leveraged Federal and State funding to assure that below-market rate housing was comparable to market rate housing. Sources of leveraged funding included local Redevelopment Agency Housing funds, Affordable Housing Program grants, HUD (federal) funding, State Tax Credits, State HELP funds and private financing.	

CHAPTER 7: REVIEW OF 1991 HOUSING ELEMENT

Goal 3: Housing Affordable and Appropriate for a Variety of Fremont Households at All Economic Levels Throughout the City

Policy	Implementation Program	Accomplishments (1991-2000)	Comments
H 3.1.1: Continue to designate sufficient vacant and underutilized land to allow for the development of housing to meet Fremont's share of quantitative regional housing need for the 1990 - 1995 period.	Implementation 1: Periodically review and amend the General Plan diagrams and zoning designations to retain sufficient land to meet projected quantitative need, consistent with other City goals, objectives and policies.	The City conducts annual review of the General Plan Housing Element, periodically updates the vacant land inventory and considers General Plan amendment applications on a quarterly basis. General Plan amendments providing affordable housing are considered when proposed and are not subject to quarterly limitation in accordance with State law.	For 2001-2006 time frame, continue Policy, incorporate into one policy (combine H3.1.1, H3.2.1 and H3.2.2. Refer to programs 18-23)
	Implementation 2: Facilitate sufficient housing development by continuing to bi-annually update and make available a vacant lands map identifying vacant residential parcels within the City.	The Residential Vacant Lands Map was updated in 1995. The Geographic Information System (GIS) now being implemented will allow preparation of computer-generated maps of vacant land.	
H 3.2.1: Identify and seek to provide sufficient land zoned at appropriate densities to address the needs of new Fremont workers.	Implementation 1: Prepare an annual housing report for the review of the City Council including information on land supply, housing cost relative to identified need and expected demand, and progress toward meeting housing needs.	The Report on Housing was presented to City Council in 1994. At a City Council study session on affordable housing held in 1997, the supply of land for housing was reported. Data on the supply of residential land, including projected absorption rates, were included in City Council discussion on Impact Fees in 1995 and 1996. Also in 1997, the Redevelopment Agency undertook a comprehensive fiscal merger that included updating the Housing Five Year Implementation Plan (which is in conformance with the Housing Element) and each year, an Agency/City Council study session has been conducted to measure progress.	For 2001-2006 time frame, continue Policy, incorporate into one policy (combine H3.1.1, H3.2.1 and H3.2.2. Refer to programs 18-23).
	Implementation 2: Consider preparation of guidelines to be used for determining when housing impacts will be evaluated as part of an impact assessment of an industrial or commercial development.	No guidelines have been prepared. In lieu of such guidelines, the City relies on the environmental review process to access assess new industrial and commercial development's impact on housing supply.	

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	<p>Implementation 3: Use Mortgage Credit Certificates, issue tax-exempt mortgage revenue bonds and participate in any other appropriate State and Federal program to finance for-sale housing for first-time moderate income home buyers and support similar programs implemented by Alameda County. Consider use of local funds (e.g., redevelopment funds) to support this program.</p> <p>Objective: 400 units</p>	<p>The City participates in the Mortgage Credit Certificate (MCC) program operated by Alameda County since 1989. During the planning period, the City issued a total of 740 MCCs.</p> <p>Results: 740 units</p>	<p>Objective Achieved: The City exceeded its quantified objective for Mortgage Credit Certificates.</p> <p>Continue Policy in 2001-2006 Time Frame</p>
	<p>Implementation 4: Consider the establishment of a mortgage equity-sharing program for moderate and low-income first time homebuyers.</p>	<p>A mortgage loan program was established in 1998 which currently offers up to \$40,000 to income eligible first time homebuyers from low to moderate income in down payment and closing cost assistance. Although the program is not based on equity sharing, loan funds can be deferred up to 30 years to insure that housing remains affordable. Approximately 5 households have been assisted since the program's inception.</p>	<p>Objective Partially Achieved: The number of households assisted with the first time buyers program has been smaller than anticipated. For sale housing costs have increased. However, the program also needs to be re-evaluated to ensure that maximum purchase price and down payment subsidies are appropriately calculated.</p>
<p>H 3.2.2: Consider expansion of the supply of land available for new housing development to meet the housing needs of an expanding work force. Any proposed conversion of land to residential use from other uses should consider the impact on other city goals such as</p>	<p>Implementation 1: Evaluate the conversion of vacant or underutilized nonresidential land to residential use. In particular the City shall review the following areas:</p> <ul style="list-style-type: none"> • Future BART station areas • Areas surrounding existing community commercial centers • Adjacent to the Central Business District (in areas not now planned for residential use) 	<p>The aging Glenmoor Shopping Center in Centerville underwent a General Plan change in 1996 to accommodate Summerhill Homes, a 65 single-family housing unit project. In the Niles Planning Area, a 1996 general plan amendment converted approximately 15 acres of industrial land used for the production of clay tile to residential use to accommodate Niles Glen, an 82 single-family home development. A 1995 amendment converted approximately 5 acres of commercial land to residential use. Sixty-one single-family units have been built on that property.</p> <p>The Mission San Jose Historic Overlay Design Guidelines and Regulations identified an area of the neighborhood suitable for residential development. In 1998, an underutilized 3.4 acre site within an existing commercial corridor was converted to mixed use commercial/residential use for the</p>	<p>For 2001-2006 time frame, continue Policy of providing sufficient sites for residential development, incorporate into one policy (combine H3.1.1, H3.2.1 and H3.2.2. Refer to programs 18-23.)</p>

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<p>the maintenance of sufficient industrial and commercial land to provide for a significant increase in employment and protection of environmentally sensitive areas.</p>		<p>development of 11 live/work units within the rehabilitated Old School building site, new retail space, and 15 single family homes.</p> <p>A major aspect of the Centerville Specific Plan was the General Plan redesignation of underutilized commercial use land in Subareas 5 and 7 to residential use. Subareas 5 and 7, formerly occupied primarily by auto dealers and auto related uses provide opportunities for single-family and townhouse development. To facilitate land use conversion from commercial use to residential use, the Centerville Specific Plan allows for such changes through a Planned District designation, eliminating the additional process of a General Plan Amendment. In 1994, a 6-acre site (formerly an automobile dealership) was converted to residential use for 70 single-family homes. And in 1998, a 4.2-acre site (formerly PG&E) located within Subarea 5 was approved for the development of 29 single-family homes.</p> <p>Other projects involving conversion of land from commercial to residential use include:</p> <ul style="list-style-type: none"> • Claremont Homes - 50 single family units • Central Cove Court - 10 single family units • Roberts Avenue Townhomes - 9 units • Sequoia Gardens - 60 units <p>Previous studies on converting industrial lands near the future Industrial Area BART station found residential use incompatible with the existing and future industrial uses.</p>	
	<p>Implementation 2: Prepare guidelines, identify appropriate locations and modify zoning to permit mixed use (residential with retail and/or office use) development. Areas to be considered are in and adjacent to existing community commercial centers and the CBD area.</p>	<p>The Centerville Specific Plan, Irvington Design Guidelines and the Planned District encourage mixed-use development and establish guidelines and mechanisms to facilitate such development.</p> <p>In 1999, the first mixed-use project in the CBD was approved and construction is underway. When completed The Village at Civic Center [<u>Now called The Benton</u>] will feature 85,000 square feet of office and retail space and 322 apartments, 65 of which are reserved for very low and low income renters.</p>	

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Policy	Implementation Program	Accomplishments (1991-2000)	Comments
H 3.3.1: Encourage the development of a diverse housing stock by type, size and cost that will address expected housing needs.	Implementation 1: Assess the need for regulations or incentives to encourage the development of smaller single-family housing units.	In 1993, the City adopted small lot single family (R-1-4) zoning regulations to foster and encourage development of small-lot single-family homes. The City found that that the regulations were too rigid and inflexible for most sites and as a result, in 1999 repealed the R-1-4 zoning regulations and replaced them with small lot design guidelines. These guidelines are implemented through Planned District zoning. The advantage of Planned District zoning is that it allows for flexibility in setback requirements, yard areas and other standards where the intent of the guidelines is achieved. It also provides a mechanism for addressing the more difficult in-fill and redevelopment sites.	In 2001-2006 time frame, continue policy but combine with H3.3.4.
	Implementation 2: Monitor and evaluate Community Reinvestment Act information to identify any underserved areas or groups in the community. If deficiencies are identified, communicate them to local lending institutions.	Although no direct action was taken, when the First Time Homebuyers Program was initiated in FY 1997, over 100 lenders applied to be selected as preferred lenders for the program. One of the criteria for selection included the lender's submission of its CRA rating. As well, selected lenders needed to demonstrate experience in working with first time homebuyers of low to moderate income.	
H 3.3.2: Require that multi-family housing (with the exception of housing designed exclusively for seniors) be designed to accommodate the needs of families and children (note: State law requires multi-family housing, except housing for seniors, be available to households with children).	Implementation 1: Develop a policy encouraging or requiring multi-family housing developments to include a percentage of units with three or more bedrooms.	Although no policy was developed, all of the affordable housing developments for families either completed or approved for development include units with three and four bedrooms.	State law already requires that multi-family housing, except housing for seniors, be available to households with children. Therefore, a City policy would be redundant. <u>[There is no need to continue to include a specific policy in the 2001-2006 time-frame, however, Programs 16 and 27 assist in achieving compliance with this law.]</u>
Policy	Implementation Program	Accomplishments (1991-2000)	Comments
	Implementation 2:		Implementation of this

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	Modify the zoning code to require appropriate amenities for children in the design of outdoor areas in multi-family housing.	Upon a more thorough review of existing multi-family zoning regulations it was determined that both standard R-G (multi-family) and Planned District (alternative zoning) require provision of recreation areas to suit the needs of the occupants. Both R-G and Planned District zoning require 50% of the site be devoted to open space and amenities for the project.	<u>policy will be reassessed as new R-3 zoning is implemented through Program 11.</u>
H 3.3.3: Preserve the existing availability and affordability of mobile home sites.	Implementation 1: Reevaluate the mobile home space rent stabilization and conversion ordinance prior to its sunset in February 1992. Monitor compliance with the existing ordinance.	<ul style="list-style-type: none"> In 1992, the Council amended the Ordinance to delete the sunset provision. In 1996, the Council amended the Ordinance to allow the park owners to apply for “capital improvement” increases and “major rent increases” above and beyond the standard rent increase that park owners are permitted each year. In July 2000, the ordinance was amended to allow for vacancy decontrol. 	Continue Policy in 2001-2006 Time Frame
H 3.3.4: The City shall, in accordance with other City goals and objectives, continue to provide for adequate sites for a range of housing types.	Implementation 1: Conduct a periodic review and, when appropriate, amend the General Plan diagrams and zoning designations to accommodate a variety of housing types consistent with other City goals, objectives and policies.	The City conducts annual review of the General Plan Housing Element, periodically updates the vacant land inventory and considers General Plan amendment applications on a quarterly basis. General Plan amendments providing affordable housing are considered when proposed and are not subject to quarterly limitation in accordance with State law.	In 2001-2006 time frame, continue policy but combine with H3.3.1. [Refer to programs 18-23]
H 3.3.5: Maintain and/or adopt appropriate land use regulations and other development tools to encourage the development of housing affordable to those of very low and low income throughout the City. Objectives: 1,093- Units Affordable to Low-Income 1,192- Units Affordable to	Implementation 1: Modify the density bonus provisions of Fremont’s zoning code to be consistent with State law (see Land Use Element for further discussion).	<p>From 1990 –1999: While the City has undertaken all the implementation measures identified for this policy, the private market has not met the expected demand for low-income housing. Through subsidies (See Policy H 3.4.1 accomplishments) the following was achieved:</p> <p>Low income units approved and/or assisted (no greater than 80% of median income) Goal: 1,093 Achieved: 417 units % of overall low income goal (1,093 units) achieved: 38%</p> <p>Moderate-income housing goals were met with the construction of 3,098 multi-family units. While not all of these units likely met moderate-income levels, it is anticipated that the majority did thereby achieving the target goal.</p>	<p>Objective Partially Achieved: The moderate-income objective was achieved. However only 38% of low-income need was met.</p> <p>Continue Policy in 2001-2006 Time Frame (Refer to Programs 9 through 12.)</p>

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Moderate-Income		Goal: 1,192 Achieved: 3,098	
	Implementation 2: Promote to the development community the use of the density bonus provisions for low and moderate-income housing.	Completed in September 1993.	
	Implementation 3: Consider the provision of housing affordable to low and moderate income households as an important benefit to the City in assessing the appropriateness of granting discretionary land use approvals, including planned districts, development agreements, zoning modification requests, and General Plan amendments.	Affordable housing is included as a benefit justifying increased density in the Planned District process. In addition, the General Plan Land Use element provides clear support for higher density developments that provide housing affordable to low and moderate-income households.	<u>Note that these discretionary approvals will generally not be required for affordable housing under new element.</u>
H 3.3.6: Residential development within the Fremont Industrial Redevelopment Project area shall be undertaken in compliance with the requirements of the California Community Redevelopment Law for provision of units available at affordable housing cost to very low, low and moderate income.	Implementation 1: Developers in the Fremont Industrial Redevelopment Project area may be required, as a condition of development, to enter into agreements in a form acceptable to the Fremont Redevelopment Agency and the City to ensure compliance.	A development agreement previously entered into with Catellus Development Corporation that would result in construction of 103 very low and low and 107 moderate-income units was superseded by a 1996 development agreement for an industrial/commercial project. The residential units are no longer required for Catellus. <u>If housing is constructed, it will be subject to this policy.</u>	Continue Policy in 2001-2006 Time Frame
H 3.4.1: The City shall use all available State, Federal and local programs to facilitate the development and preservation of housing affordable for very low	Implementation 1: Cooperate with and assist housing development entities building housing and in other ways providing housing reserved for and affordable to low-income households.	From 1990-1999: Very low income units approved and/or assisted (less than 50% of median income) Goal: 1,602 Achieved: 414 units % of goal achieved: 26%	Objective Partially Achieved: The total number of units for very low and low-income households was not fully achieved. Approximately 26% of the

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and low-income households whose housing needs are not met by the private market. Objectives: 1,602- Units Affordable to Very Low-Income 1,093- Units Affordable to Low-Income (700 were expected to be produced by private market)		Low income units approved and/or assisted (no greater than 80% of median income) Goal: 1,093 Achieved: 417 units % of goal achieved: 38% of 1,093 units	very low income and 38% of the low-income need was achieved. Continue Policy in 2001-2006 Time Frame
	Implementation 2: Review existing fee and fee-subsidy structure to identify if it is possible to further reduce the burden of fees on development in exchange for below market-rate housing.	It continues to be the City's practice to equally distribute fee burden based upon the technical (nexus) studies that justify the impact fees in accordance with State law. These studies are periodically updated and reviewed to determine the appropriate fee burden based upon the improvements included within the fee program. Higher density developments, which are typically more affordable, typically create lower demand per unit for program improvements and thus have lower impact fees than when compared to typical single-family homes at lower densities.	
	Implementation 3: Continue to give priority in the development review process to housing developments, which include below market-rate units.	The City gives high priority to processing of housing developments that provide affordable housing. Within the past year, the City has processed 116 low-income units and 26 moderate-income units within five projects on a fast track. In addition several other projects received assistance but were terminated by developers due to financial and/or environmental constraints beyond the City or developer's control. Finally, the City has assisted the developers in meeting deadlines for grant/subsidy applications from State and federal agencies.	
	Implementation 4: Review property found surplus by the Fremont Unified School District or other public agencies to determine whether it can be purchased by the	Formal joint City Council and School Board meetings have been conducted to explore the feasibility of building affordable housing on surplus school lands. The City periodically reviews its inventory of land to determine if any site/s are feasible to support affordable housing. Talks will continue.	

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	City or Redevelopment Agency for land banking and conveyance for assisted residential development.		
	Implementation 6²³: Encourage private sector financial institutions to establish below market-rate housing finance programs.	<p>The Federal Community Reinvestment Act and regulatory pressures have encouraged many private sector lenders to establish first-time homebuyer loan programs and to finance below market rate housing development.</p> <p>Currently, seven (7) local institutions serve as participating lenders for the City's First Time Homebuyer Program. The City is represented as an advisory board member to Fannie Mae, the nation's largest loan purchaser in the secondary market, and is also represented as a board member for the East Bay Delta Housing & Finance Agency, a program supported by Bank of America and Freddie Mac to institute a Lease- Purchase program.</p>	
	Implementation 7: Issue revenue bonds, use tax increments from redevelopment areas and Community Development Block Grant funds to finance multifamily projects including units for very low income households and households with special needs such as families with children, the elderly, disabled and homeless. Monitor assisted developments to ensure compliance with program requirements.	The Redevelopment Affordable Housing Fund, tax-exempt revenue bonds, CDBG and HOME funds have been used to provide financing assistance, including predevelopment loans, for affordable housing for families (including large families, the homeless, and families on welfare transitioning to sustainable employment), the elderly (including deaf seniors), and the disabled (including those with physical, mental and developmental disabilities). Monitoring for assisted developments is ongoing.	
	Implementation 8: Encourage and facilitate the use of State and Federal tax credits and other subsidy and financing mechanisms to assist the development of housing affordable to very low-income households.	<p>The Redevelopment Affordable Housing Fund, tax-exempt revenue, CDBG and HOME funds have been used to provide financing assistance, including predevelopment loans for affordable housing for families (including large families on welfare transitioning to sustainable employment), the elderly (including deaf seniors), and the disabled (including those with physical, mental and developmental disabilities).</p> <p>Every affordable housing development has or will use a variety of funding sources, including tax credits. Often, local City of Fremont funding (CDBG, HOME, or Redevelopment Agency Housing Funds) are the first source of funds committed to projects, which helps to leverage additional funding commitments.</p>	

²³ **Note:** There is no "Implementation 5" action in the adopted 1991 Housing Element.

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	Implementation 9: Continue to identify and seek to acquire new State and Federal housing resources as they become available to meet identified housing needs.	Ongoing. The City participates in a consortium of local governments to secure an allocation of federal HOME funds to assist affordable housing in Fremont. The City has assisted local non-profit agencies by applying for McKinney Emergency Shelter Grant and FEMA funds from Federal and State governments to address the needs of the homeless.	
	Implementation 10: Monitor and encourage State and Federal efforts to ensure retention of the existing stock of units subsidized by Federal programs. Evaluate the feasibility of allocating local resources or adopting local protective measures to preserve these units and prevent displacement of very low-income elderly and family households if State and Federal agencies fail to act in a timely manner.	During the planning period, three projects were preserved as affordable housing: Rancho Luna, Rancho Sol and Sundale Arms for a total of 170 units preserved. A total of 96 units converted to market rate (Creekside Village).	
	Implementation 11: Continue contracting with the Alameda County Housing Authority to administer Federal rental assistance programs in Fremont. Support applications to the Federal Government by the Authority to increase rental assistance in Fremont.	In 1992, there were 1,011 Section 8 Certificates and/or vouchers in Fremont, increasing to 1,658 in 1996 and decreasing to 1,107 in 2000.	
	Implementation 12: Support and facilitate applications for Federal project-based rental assistance programs (Section 202, Section 8, etc.). Objective: An increase of 250 units	The City consistently supports applications for Federal project based funding. Over the planning period, two developments, Pacific Grove (20 units) and Oroysom Village for Seniors (40 units) successfully received such funding support. A third project, Fremont Oak Gardens, (50 units) was unsuccessful but will reapply in 2000-2001 <u>but was successful in 2002</u> .	Objective Partially Achieved: 60 units (24% of goal) received project-based rental assistance during time period
	Implementation 13: Continue to support the issuance of general obligation bonds by Alameda County to finance the development of new rental housing for elderly and disabled persons throughout the County. Objective: Apply for 250 units	In November 1990, County voters turned down funding for bonding by a very small margin. No additional bond measures to support such housing have been placed before the voters.	Objective Not Achieved
	Implementation 14: Support through		

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	resolution and other appropriate means, the continuation of Federal, State funding and/or programs that assist in the development of housing for low and very low-income households and meet emergency shelter needs.	Ongoing	
H 3.4.2: The City shall seek to establish a continuing and reliable source of funds to develop and preserve housing for very low and low-income households.	Implementation 1: Continue to allocate an appropriate portion of the annual Community Development Block Grant entitlement grant to acquire sites and facilitate the development of housing affordable to very low and low-income households.	<p>The following three (3) developments received CDBG funds</p> <ul style="list-style-type: none"> • Fremont Oak Gardens (Predevelopment) • Housing Alliance project, a 27 unit development of permanent, affordable and supportive rental housing to serve the long-term housing health and social service needs of formerly homeless and disabled households. A minimum of 5 units will be reserved for households exiting emergency shelters in Fremont. • FESCO project is a mid-length (18-24 months) transitional housing development (8 units) for families leaving emergency shelters in Fremont. <p>Also, CDBG funds were appropriated to Tri-City Homeless Coalition for the development of Sunrise Village, providing transitional housing and support services for 66 persons including 10 families with children and 30 adults without children present. Sunrise Village opened in July 1993 and continues to address the needs of the homeless.</p>	Continue Policy in 2001-2006 Time Frame
	<p>Implementation 2: Continue to allocate required proportion of tax-increment funds generated by redevelopment projects and federal <u>home</u> funds to assist units to meeting the proportionate housing needs of population segments based on the following five year allocation plan:</p> <p>14% for elderly/disabled households 69% for small families 17% for large families</p>	<p>The current inventory of existing and approved affordable housing units includes:</p> <p>18% for elderly/disabled households 67% for small families 15% for large families</p>	
	Implementation 3: Develop rules and procedures to require new multi-	Following a study session in 1995, a report on development of an	

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	family housing developments to include below market-rate units, or to pay fees in lieu of such development.	"inclusionary" housing ordinance was presented to the Planning Commission and City Council in 1996. During the review of housing accomplishments in 2000, the Council approved a recommendation to explore the feasibility for developing an inclusionary housing program. The City adopted a comprehensive City-wide inclusionary housing program in 2002.	
H 3.4.3: Maintain the affordability of assisted housing.	Implementation 1: Continue to enter into binding contractual or other agreements that maximize the length of time (a minimum of 30 years is desirable), which an assisted housing unit remains affordable to low, or very low-income households.	All affordable housing developments are regulated for the minimum 30 years. Some projects are regulated from 55 to 99 years.	Continue Policy in 2001-2006 Time Frame
	Implementation 2: Continue to enter into binding contractual or other agreements that keep assisted housing at below-market rates as long as possible.	All affordable housing developments are regulated for the minimum 30 years. Some projects are regulated from 55 to 99 years.	
H 3.4.4: Facilitate preservation of the affordability of existing below market rate and subsidized rental units for lower income households.	Implementation 1: Monitor and comment, when appropriate, on the U.S. Department of Housing and Urban Development (HUD) process for conserving subsidized housing where that process is used in Fremont. Seek to preserve affordability of units at risk of losing use restrictions through comments, negotiations and by providing information and assistance where feasible. Objective: 132 Very Low Income Units Preserved	132 units of affordable family units were preserved at Sundale Arms Apartments. An additional 38 units of senior housing were preserved. The City also preserved 59 units in Pasatiempo with a 5-year extension to 2006.	Objective Achieved Continue Policy in 2001-2006 Time Frame
	Implementation 2: Actively encourage HUD to offer new Section 8 contracts where appropriate when existing project-based contracts expire to prevent the displacement of very low-income tenants. If contracts are not renewed, consider providing assistance to a nonprofit or other	The City coordinated with the Housing Authority to convert Section 8 certificates to vouchers to prevent the displacement of assisted tenants when the Park Sequoia regulatory term expired. The City assisted the Housing Authority in preparing a market study to increase payment of fair market rents allowed under the Section 8 program in Fremont to encourage owners to maintain below market rate units in tax	

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	public purpose entity to preserve the affordable below market rate units through purchase. Objective: Maintenance of 38 very low income units	exempted bond financed developments. The City assisted a property owner with a rent comparability study to justify market rent increases, which led to the renewal of the HUD Section 8 contract for the Rancho Luna/Rancho Sol project, thus preserving 38 affordable units for seniors for an additional 5 years.	Objective Achieved
	Implementation 3: Encourage owners of housing financed with mortgage revenue bonds whose agreements are expiring by the year 2000 to voluntarily retain some below market rate units and accept Section 8 vouchers or certificates on a priority basis when renting these units. Consider issuing a current refunding of the bond financing to extend the regulatory term for the below market rate units. Focus efforts on projects with rents affordable to households below 70% of median income. Objective: Maintenance of 111 low income units	Refunding bonds were issued to continue the affordability period for 143 below market rent units at Amber Court for 25 years, at Durham Greens for 15 years, and at Mission Wells for 10 years.	Objective Achieved
	Implementation 4: Assist tenants who cannot afford market rents to find housing when currently assisted housing is converted to market-rate.	The City helped relocate lower income residents and coordinated with the Housing Authority the conversion of Section 8 certificates to vouchers to enable assisted residents at Park Sequoia and Creekside Village to continue to afford housing when bond regulatory restrictions terminated.	
H 3.5.1: Adopt policies and programs to increase the amount of housing accessible to the disabled.	Implementation 1: As funding resources permit, allocate a portion of Community Development Block Grant funds to make rental units accessible to the disabled as a component of the City's Housing Rehabilitation Program. Objective: 10 Units	The City's Housing Rehabilitation Program provides grants to make rental units accessible for disabled persons. Six access grants were provided.	Objective Partially Achieved: Six access grants (60% of goal) for rental units were provided. Continue Policy in 2001-2006 Time Frame
	Implementation 2: Continue to provide below market-rate and deferred payment loans to lower	Funds are available for accessibility improvements for lower income homeowners upon request.	Objective Partially Achieved: Five accessibility loans

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	income homeowners for accessibility improvements to their homes, as funding resources permit. Objective: 15 Units	5 Rehabilitation loans were provided to disabled homeowners to finance accessibility improvements	(33% of goal) were provided.
	Implementation 3: Implement and aggressively apply the Building Code and State, Federal and local requirements, which ensure new housing is accessible to the disabled.	The City enforces Part II of Title 24, as adopted in the most recent California Building Code. Community Care Facilities require fire inspections for compliance with building, fire and accessibility standards prior to issuance of state license.	
H 3.6.1: Continue services that increase housing accessibility and cooperative landlord/tenant relations.	Implementation 1: Continue existing housing assistance services including the following: <ul style="list-style-type: none"> • Landlord/tenant counseling and mediation assistance; • Home seeker assistance services Objective: 7,720 households	Between May 1991 and December 1999, 30,472 households and rental managers were provided landlord-tenant counseling and 21,325 were provided general home-seeking assistance.	Objective Achieved <i>Continue Policy in 2001-2006 Time Frame</i>

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Policy	Implementation Program	Accomplishments (1991-2000)	Comments
H 3.6.2: Assist in meeting the needs of the homeless and those who have emergency housing needs in Fremont.	Implementation 1: Establish emergency shelter capabilities in cooperation with the Tri-City Homeless Coalition. Objective: Space for 60-100 people nightly	The following emergency shelters are <u>have been made</u> available in Fremont: Sunrise Village 30 beds (single individuals) 10 Family Rooms SAVE 30 Beds for Victims of Domestic Violence AASRA 6 beds for Victims of Domestic Violence Winter Relief Program 10 Households In 1999, the City received a Supportive Housing Program grant to finance the operations of the HOPE project. This project is a collaborative with Tri-City Homeless Coalition, Alameda County Behavioral Services, Tri-City Health Center and Valley Community Health Services to provide a variety of supportive services to the street homeless population in the Tri-City area.	Objective Achieved <i>Continue Policy in 2001-2006 Time Frame</i>
	Implementation 2: Periodically assess the need for emergency shelter and identify ways to address this need with permanent or temporary shelters, as funds are available.	<ul style="list-style-type: none"> Homeless Coalition Task Force (Since 1999) - City staff and community volunteers canvassed homeless and transient population to evaluate and provide effective services based on area needs. 	
	Implementation 3: Support and assist the efforts of organizations, which provide shelter and services to the homeless.	Ongoing	
H 3.7.1: Support activities that enforce all City, state and federal laws that address illegal discriminatory housing policies and practices.	Implementation 1: Continue to provide housing discrimination investigation and referral services funded by Community Development Block Grant program.	<ul style="list-style-type: none"> The City Financed Mid-Peninsula Citizens for Fair Housing to provide fair housing services A total of 267 cases of alleged housing discrimination investigated between 1990-2000 	Continue Policy in 2001-2006 Time Frame

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Goal 4: A Continuing Leadership Role in Regional Efforts to Maintain and Expand the Range of Housing Alternatives in the San Francisco Bay Area

Policy	Implementation Program	Accomplishments (1991-2000)	Comments
H 4.1.1: Promote workable local programs to meet housing needs.	Implementation 1: Work cooperatively with adjoining and regional agencies in formulating and implementing strategies for the development and preservation of housing for all income levels.	Ongoing	Continue Policy in 2001-2006 Time Frame
	Implementation 2: Share Fremont's experience and programs in regional and State forums.	<p>Currently the City is represented on:</p> <ul style="list-style-type: none"> • Home Consortium Continuum of Care Council • Fannie Mae Advisory Council • Joint Venture Silicon Valley Citizens Action Committee <p>The City has been awarded the following <u>since 1991</u>:</p> <ul style="list-style-type: none"> • California League of Cities Distinguished Helen Putnam Award for Excellence <u>in Economic and Community Development Partnerships</u> • The Association of Local Housing Finance Agencies (ALHFA) Meritorious Achievement Award • The Habitat National Excellence Award • National Civic League's All America City Award 	

PROGRESS IN IMPLEMENTATION

To assess the City's progress in implementing the 1991 Housing Element, the following key areas were reviewed.

1. Production of Housing

The 1991 Housing Element identified a 5-year need for new construction of 4,456 units total (p.4-11). This total was developed using ABAG's original housing need estimate, adjusted for units produced from 1988-89. From 1990-2000, 7216 new housing units were added to the City's housing stock. The City was therefore successful in providing sufficient adequate sites for the development of housing units to meet its original 5-year need.

2. Production of Housing Affordable to Lower and Moderate Income Households

The 1991 Housing Element also identified the number of units within the overall total of 4,456 units by household income category.

Household Income	1991 Housing Element Objective	Units Produced 1990-99	% Achieved
Very Low Income	1,602	414	26%
Low Income	1,093	417	38%
Moderate Income	1,192	3,098	Goal Achieved
Above Moderate Income	569	3,287	Goal Achieved
TOTAL	4,456	7,216	Goal Achieved

The very low and low-income housing goals were not achieved during the time period evaluated. A total of 831 very low and low-income units were produced during that period but those were still not sufficient to meet the desired objective. The objectives were not met because private market development was directed to more profitable, more expensive housing, making low and very low income development dependent on subsidies and because, despite diligent use of available funds, not nearly enough funding was available.

3. Preservation of "At Risk" Units

Three "at risk" affordable housing developments were preserved during the planning period. Rancho Luna, Rancho Sol and Sundale Arms were assisted for a total of 170 units preserved. Unfortunately, the Creekside Village (96 units) development was converted to market rate during the same time period.

4. Assistance to Special Need Households

The City assisted several organizations and housing developments that address the housing concerns of special need households. For example, the Tri-City Homeless Coalition successfully developed “Sunrise Village” in 1993, which provides emergency shelter, transitional housing and support services for homeless individuals and households. The City has also assisted the Coalition with the development of additional transitional housing opportunities in the Bridgeway and Bridgeway East units.

In regard to senior and disabled housing opportunities, the City was instrumental in extending affordability restrictions for an additional five-year period for the Rancho Sol and Rancho Luna senior housing developments. Further, the City has committed assistance to Fremont Oak Gardens, a 50-unit development designed especially for elderly and deaf households. The City also provided assistance to the Avelina development, which provides 40 units of affordable housing for senior households.

5. Rehabilitation of Existing Units

From 1991-2000, the City’s home improvement program assisted 137 households with CDBG and Redevelopments funds to rehabilitate their housing units. Further, a 22-unit rental apartment complex was rehabilitated with Redevelopment assistance during the same time period. There were also 219 grants provided for emergency repairs and 6 grants for accessibility improvements in rental units. With the provision of this assistance, the City achieved its 1991 goal for rehabilitation loans and 48% of its goal for grants provided.

6. New Housing Programs/Policies/Ordinances

The City initiated several new housing programs during the planning period. For example, the First Time Homebuyers program was established in 1998. Further, the Redevelopment Agency approved funding for apartment acquisition and rehabilitation assistance and for new construction of affordable units.

Regarding procedural and policy changes, the City adopted the “Design Guidelines for Small Lot Single-Family Residential Development.” These guidelines provide flexibility for design and site standards for lots of 4,000-6,000 square feet. Further, policy revisions allowed the conversion of several sites from commercial to residential use and also encouraged the development of mixed use and residential use near transit centers. Density bonuses were provided through the Zoning Ordinance.

7. Affordable Rental Housing

The City in recent years especially has demonstrated increased support for affordable rental units. As summarized in Illustration #30, there are 2,259 affordable rental units in Fremont in 2000-2001. These 2,259 represent 3% of the City’s total housing stock. In comparison to other communities in Alameda County, this percentage is on the lower end of the spectrum. The table in the Appendix of this document (Appendix B) compares the percentage of affordable rental units for communities in the County and eight of the eleven other communities have percentages higher than Fremont. There

needs to be more of an effort to provide more affordable rental units in order to meet the diversity of housing needs in Fremont.

The following is a list of Tax Credit Projects, showing the amount of City funds contributed.

(a) Glen Haven Apartments - a 4% tax credit acquisition/rehab project consisting of 81 apartments, 70% (or 57 apartments) affordable to very low and low income households - **\$3,000,000. in Agency Affordable Housing Funds.**

(b) The Benton Apartments - a 4% tax credit new construction project consisting of 322 units, 20% (or 65 apartments) affordable to very low and low income households - **No City/Agency funding.**

(c) Park Vista Apartments - a 9% tax credit new construction project consisting of 60 apartments, fully affordable to very low and lower income households - **\$3,625,000 in Redevelopment Agency Affordable Housing funds.**

(d) Oroysom Village - a 9% tax credit new construction project consisting of 60 apartments, fully affordable to very low and lower income households - **\$3,902,636 in Redevelopment Agency Affordable Housing funds.**

(e) Century Village - a 4% acquisition/rehab project consisting of 75 apartments, all affordable - **\$2,400,000 in Redevelopment Agency Affordable Housing funds and Federal HOME funds.**

(f) Pickering Place - a 9% tax credit new construction project consisting of 42 units all affordable - **\$1,954,045 in Redevelopment Agency Affordable Housing Funds.**

8. Rezoning/Land Use Changes

During this time period, the City did change either General Plan or Zoning designations in order to accommodate residential development. Listed below are three examples of changes, which were approved by the City.

1. Warm Springs General Plan Amendment
2. Centerville Sequoia Project
3. Central Avenue Condominiums

SUMMARY

The City was successful in meeting its overall new production need for housing units. Further, the City utilized available funding sources to assist special need households, especially homeless, seniors and disabled. Maintenance of the existing housing stock was encouraged through the provision of rehabilitation loans and grants.

The City did not achieve its goals for the production of housing affordable to very low and low-income households. These households typically are in need of affordable rental units. The expense of producing affordable housing and the unlimited magnitude of the demand for that type of housing have made it difficult for many communities such as Fremont to achieve 100% of their goal. Only 3% of the City's total housing stock is available as legally restricted affordable rental units.

In regard to affordable rental units that were "at risk" for converting to market rate units, the City was able to assist three "at risk" developments but one "at risk" development did convert to market rate during the planning period.

APPROPRIATENESS OF GOALS, OBJECTIVES & POLICIES

The following four goals were identified in the 1991 Housing Element:

- Conservation and Enhancement of Existing Residential Neighborhoods
- High Quality and Well-Designed New Housing of All Types Throughout the City
- Housing Affordable and Appropriate for a Variety of Fremont Households at All Economic Levels Throughout the City
- A Continuing Leadership Role in Regional Efforts to Maintain and Expand the Range of Housing Alternatives in the San Francisco Bay Area

These goals are still appropriate for the 2001-2006 time frame. However, an additional goal regarding equal opportunity in housing is included in the new time period. There will be a total of five goals then for 2001-2006.

As already noted in the tables in this section, the majority of the policies from the 1991 Housing Element will be carried over to the 2001-2006 time frame. There will also be some new policies added to the Housing Element to respond to issues identified during the Housing Element Update process. Examples of some of those new policies include:

- Increased emphasis on the production of affordable rental units for very low and low income households,
- Expanding City partnerships with non-profit developers to build and maintain affordable units, and
- Revising City procedures/requirements to encourage additional development of residential units, especially affordable units.

In summary, the goals and policies from the 1991 Housing Element continue to be important and are therefore “carried over” to the 2001-2006 time-frame. However, there will be some additional goals and policies added in the new time frame in order to respond to issues identified during the development of the 2001-2006 Housing Element.

8. HOUSING PROGRAM STRATEGY: 2001-2006

OVERVIEW

This chapter of the Housing Element describes the strategy that will be followed in order to address the housing issues and needs previously identified in this document. The strategy consists of goals, policies and programs for the time frame of 2001-June 30, 2006. Included in the description of each housing program are a proposed time frame, responsible party, financial resources and quantified objectives, where appropriate.

SIGNIFICANT HOUSING ISSUES

Adequate Sites for Housing:

The City needs to provide adequate sites at appropriate densities to address the revised 2002-2006 Regional Housing Needs Determination (RHND) of 4, 912 units.

Development of Affordable Housing for Lower and Moderate Income Households:

As part of the overall ~~4,913~~ 4,912 new unit goal, ~~65~~ 66% of the new units ~~need are allocated~~ to be affordable to very low, low and moderate income households. ~~New and innovative~~ A creative mix of strategies such as Inclusionary Housing, Redevelopment Agency financing, policies and Incentive “Packages” for affordable housing are going to will be used ~~needed in order to address this issue.~~

Conservation/Development of Rental Units:

~~Approximately 2,251 units are affordable rental units. of~~ Fremont’s existing units are rental units legally restricted to very low, low or moderate-income households. Although ~~These represent only 3% of the City’s total housing stock, these units should~~ must be conserved and, “at risk” units in particular must be carefully monitored to ensure that they do not convert to market rate units. Further, new restricted affordable rental units ~~are needed~~ should be added. ~~The City needs to expand its partnerships with non-profit developers and increase funding sources available for affordable units.~~ The City will continue to partner with non-profit and for-profit developers specializing in the development of affordable housing to increase affordable housing production and will

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leverage/ access local state, federal and private funding sources to assist in the production of affordable units.

Special Need Households:

Homeless, elderly and disabled are examples of households with special housing needs. The City ~~needs to~~ will continue its relationship with special need providers and ~~to~~ will support the provision of additional housing opportunities where feasible. Programs 42-47 as described in this chapter have been developed to further this purpose.

The Housing Program Strategy as developed in this chapter was designed to encourage the production and preservation of housing, especially affordable housing, for Fremont households. As the strategy was developed, a primary concern was to design programs that would recognize the wide range of diversity and income levels in households throughout Fremont. For example, Fremont households include wage earners who work in local businesses, public safety positions (e.g. police officers), non-profit organizations, governmental jobs and educational positions. These households often qualify as a low or very low-income household and are rapidly being priced out of the local housing market ~~and are often considered a low or very low income household~~. A first-year teacher in the Fremont Unified School District earns approximately \$43,883 per year in 2001. If this teacher were the primary wage earner with a stay-home spouse and a child, they would qualify as a low-income household. A secretary or street maintenance worker for the City would also qualify as a low-income household (approximate 2001 salary of \$36,000 per year). A single mom with two kids and working as an assembler at a factory would qualify as very low income as would an elderly household with a retirement pension of less than \$1,000 per month. All of these households are vital and important members of the community and every effort must be made to provide housing affordable to all income levels.

VISION STATEMENT

Fremont will work to sustain a community of quality and distinction that welcomes people of different ages, ethnicity and income. Fremont will expand its support and commitment to developing and conserving housing for very low, low and moderate-income households and, also, households with special needs.



OLDER HOME IN FREMONT'S CENTERVILLE NEIGHBORHOOD

GOAL 1: CONSERVATION AND ENHANCEMENT OF EXISTING RESIDENTIAL NEIGHBORHOODS

POLICY 1A: MAINTAIN EXISTING PROGRAMS AND PERIODICALLY REVIEW AND MODIFY THOSE PROGRAMS ASSISTING VERY LOW AND LOW INCOME HOMEOWNERS AND RENTAL PROPERTY OWNERS IN THE REPAIR OF THEIR HOUSING UNITS.

Implementation Programs:

1 ■ Neighborhood Home Improvement Program

This program provides loans and grants to eligible homeowners to rehabilitate their housing units and/or complete emergency repairs (grants). During implementation of this program, the City will continue to work with Alameda County in abating lead based paint hazards in units. Further, the City will undertake a housing condition survey to determine a current estimate of the units needing rehabilitation or replacement. The City will continue its Apartment Preservation Program to identify and repair substandard apartment units and to encourage their long-term maintenance.

Funding Source: CDBG and HOME Funds
Redevelopment Agency Housing Set-Aside Funds

Time Frame: 2001- 2006 Continue Neighborhood Home Improvement Program (including lead-based abatement procedures)

Responsible Party: Office of Neighborhoods, Housing Division

Objective: 30-40 Rehabilitation Loans, annually
20-30 Emergency Grants, annually

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2 ■ **Apartment Acquisition/Rehabilitation**

Financial and technical assistance is provided to non-profit and for-profit developers to acquire and/or rehabilitate rental units affordable to lower income households with the requirement that the units be restricted as affordable units.

Funding Source: Redevelopment Agency Housing Set-Aside Funds
Time Frame: 2001-2006
Responsible Party: Office of Neighborhoods, Housing Division
Objective: 20 Units Acquired/Rehabilitated, annually

3 ■ **Rental Housing Ordinance**

In cooperation with the Office of Neighborhoods and Alameda County Housing Department, multi-unit rental managers are provided training on project maintenance.

Time Frame: 2001-2006
Responsible Party: Office of Neighborhoods, Housing Division
Objective: 80-90 Apartment owners/managers trained
Annually

POLICY 1B: IDENTIFY AND PROGRAM THE CONSTRUCTION OF BASIC NEIGHBORHOOD IMPROVEMENTS (SIDEWALKS, STREET TREES, ETC.) AND PUBLIC FACILITIES (ROADS, LIGHTING, ETC.) IN AREAS WHERE THEY ARE LACKING OR SUBSTANDARD.

Implementation Programs:

4 ■ **Redevelopment Area(s) Program**

In Redevelopment areas, use a portion of tax increment funds for repair and reconstruction of neighborhood improvements and facilities that are substandard.

Time Frame: 2001- 2006
Responsible Party: Office of Neighborhoods,
Redevelopment Division

5 ■ **Citywide Program**

Through the City's Capital Improvement Program, identify and schedule periodic maintenance and improvement of residential facilities, such as streets, sidewalks, etc.

Time Frame: 2001- 2006
Responsible Party: City Manager

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POLICY 1C: ASSIST PRIVATE INITIATIVES TO MAINTAIN AND IMPROVE NEIGHBORHOODS AND HOMES.

Implementation Programs:

6 ■ Liaison with Business and Neighborhood Associations

The City will continue to maintain regular contact between City staff and business/neighborhood associations to review maintenance and development concerns and assist in private initiatives to improve neighborhood conditions.

Time Frame: 2001- 2006

Responsible Party: City Manager and Office of Neighborhoods



FREMONT'S DESIGN STANDARDS ARE REFLECTED IN NEW DEVELOPMENTS

GOAL 2: HIGH QUALITY AND WELL-DESIGNED NEW HOUSING OF ALL TYPES THROUGHOUT THE CITY

POLICY 2A: THE CITY SHALL CONTINUE TO APPLY BUILDING CODES AND DESIGN STANDARDS TO ENSURE THAT DEVELOPMENT IS OF HIGH QUALITY AND CONSISTENT WITH THE SCALE AND CHARACTER OF THE COMMUNITY.

Implementation Programs:

7 ■ Building Codes and Development Standards

The City will continue to enforce and update its codes and standards for all residential development activities.

Time Frame: 2001- 2006

Responsible Party: Development and Environmental Services
Department, Building Division

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8 ■ **Energy Conservation Opportunities**

The City will continue to enforce Title 24 requirements for energy conservation and will evaluate utilizing some of the other suggestions as identified in Chapter 9 of this document.

Time Frame: 2001- 2006

Responsible Party: Development and Environmental Services
Department, Building and Planning Divisions

Policy 2B: Continue to use the City's site plan and architectural review process to assure that development is of a high quality and consistent with the scale and character of the community while also assuring that affordable and multifamily housing projects are not delayed.

GOAL 3: HOUSING AFFORDABLE AND APPROPRIATE FOR A VARIETY OF FREMONT HOUSEHOLDS AT ALL ECONOMIC LEVELS THROUGHOUT THE CITY CONSISTENT WITH THE HILL AREA INITIATIVE OF 2002

POLICY 3A: ADOPT APPROPRIATE LAND USE REGULATIONS AND OTHER DEVELOPMENT TOOLS TO ENCOURAGE THE DEVELOPMENT OF AFFORDABLE HOUSING, CONSISTENT WITH THE HILL AREA INITIATIVE OF 2002.

Programs 9, 10 and 11, taken together, will change major parameters of the City's residential zoning and planning, in a broad effort to encourage residential, and particularly multifamily residential, development. Programs 12 through 15, and the modification of open space requirements through Program 11, will tailor important development rules to facilitate new housing, especially affordable housing. These changes, as a whole, are the most significant the City has made since at least the 1970's. They recognize that the system of regulations which has served Fremont well, on the whole, for many years, should be changed to respond to the acute current challenges of Bay Area housing.

Implementation Programs:

9 ■ **Eliminate Step Density within Residential Land Use Designations**

The City will eliminate "Step Densities" within the land use designation system for residentially designated parcels by amending the Land Use Element policies of the General Plan.

Time Frame: Summer Spring 2003

Responsible Party: Development and Environmental Services
Department, Planning Division

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10 ■ Low Density Residential Lands: Rezoning and Land Use Element Changes

As the step density system is eliminated, adopt corresponding Land Use Element and zoning changes for low-density lands necessary to:

- Allow residential development at all points within the density range (e.g., 5-7 units per acre) and encourage at least the midpoint of the permitted density range (e.g., 6 units per acre); and
- Allow for conformance with State Density Bonus Law by permitting a minimum of 25% additional density applied to the top of the density range (e.g., 25% of 7 units per acre where the range is 5 to 7 units per acre).

Time Frame: Fall 2003: Make conforming changes to the Land Use Element text and adopt new zoning combining district that accommodates increased densities for vacant and underutilized single family zoned properties.

Summer 2004: Apply new zoning combining district to properties with the low density land use designation, including those properties proposed for low density rezoning as identified in programs 20 and 21 of this Chapter.

Responsible Party: Development and Environmental Services, Planning Division

Use of a combining district is proposed so that the changes in this program can be focused on and made quickly for vacant and underutilized properties, without automatically making the same changes in all fully developed residential districts, where the consequence would be inappropriate in some cases.

11 ■ Medium, High and Very High Density Residential Lands: Create New Multi-Family Zoning District of R-3

As the step density system is eliminated for medium, high and very high density sites the City will create a new multiple-family zoning district (R-3 District) applicable to all those sites that:

- Allows residential development at all points within the range permitted by the General Plan for a given parcel (e.g., 15-18 units/acre);
- For new development, establishes the midpoint of the permitted density range as the minimum density (e.g. 16.5 units per acre for 15-18 units per acre range)

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unless environmental constraints or historic preservation goals preclude achievement of the midpoint density.

- Identifies the high end of the density range within the zoning label for each parcel of land (e.g., R-3-18):
- Provides conformance with State Density Bonus Law and permits a minimum of 25% additional density applied to the top of the density range (e.g., 25% of 18 units for 15-18 units per acre range):
- Provides for use and density by right, while retaining site plan and architecture review under the criteria of the City's Site Plan and Architecture Approval procedure:
- Provides incentives for affordable projects, such as modified parking and open space requirements, setbacks and streamlined processing procedures (See Program #13):
- Provides for usable open spaces within developments based upon "per unit" and/or "per bedroom" standards rather than the current flat percentage requirement of between 45 to 50% per project. The new standard will allow balconies, roof-top gardens and other creative spaces (e.g., indoor recreation areas) to count towards meeting open space requirements, thereby allowing for more efficient use of available land.

There are approximately 209 acres of medium, high and very high density residential sites under Fremont's General Plan to which the R-3 zone would apply. Acreage commitments for specific programs to accommodate the City's regional housing need are included in Programs 18-23.

Time Frame:	Spring 2003:	<u>Make conforming changes to the Land Use Element text and adopt new multiple-family zoning district.</u>
	<u>Remaining 2003- Spring 2004</u>	<u>Apply new R-3 zone to properties with medium through very high density land use designations, including those medium, high and very high density properties identified in programs 18 to 23 of this Chapter.</u>

Responsible Party: Development and Environmental Services
Department, Planning Division

12 ■ Density Bonus Ordinance

Revise the City's Density Bonus Ordinance to include density bonus procedures and provisions that reflect current State Density Bonus law requirements (AB 1866). The new Ordinance will consolidate the

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provisions and procedures of the City's Density Bonus law in one location for ease of use. It will also eliminate the necessity for Planned District zoning and eliminate references to step densities in the General Plan Land Use Element.

Time Frame: Summer 2003 Make conforming Land Use Element policy changes and adopt implementing Ordinance.
 20023-2006: Implement new Ordinance.

Responsible Party: Development and Environmental Services Department, Planning Division

1713A ■ Incentives “Package” for Affordable Housing Developments

As discussed in the “Land Use” section of Chapter 4, the City will develop and market an “Incentives Package” for multi-family developers. The Incentives Package will encourage and facilitate the construction of affordable housing projects and projects that are developed above the required midpoint density of the respective land use designation and, in particular, for developments using the density bonus. The City currently assigns a staff person to affordable housing applications to monitor and expedite processing. The City will expand this effort to include additional incentives, including but not limited to modified parking and open space requirements and expedited processing procedures, especially Site Plan and Architectural Review for multi-family and mixed-use projects. The City will actively market the Incentives Package.

13B ■ Facilitate & Assist Affordable Housing Developments

So long as economic conditions continue to require financial subsidy to produce new housing in Fremont affordable to low-income and very low-income households, the City will dedicate staff capacity to assisting nonprofit and other developers who can secure the necessary financial assistance to identify and acquire suitable sites in the City.

While the City cannot force sale of residential sites, the City staff's familiarity with potentially available sites throughout the City and with development regulations and opportunities should be used to facilitate site identification and acquisition for developers willing and able to meet needs for affordable housing.

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Time Frame:

Develop Incentives Package

Summer 2003:

Develop Incentives Package including:

- Description of Eligible Projects
- Inventory of Incentives Available (e.g. modified parking, open space, etc.)
- Density Bonus Provisions
- Mixed Use and Multi-Family Options, including approval by right
- Incentives for Larger-Sized Units (See Program #27)
- Staff Contacts and Available Assistance

Market Incentives Package

2003-2006:

Market and Implement Incentives Package including:

- Developing written material (brochures, handouts, etc.) to be provided at the Development Services Center and sent to developers and builders.
- Providing an informational page on the City's web site.
- Ensuring that all planners who work with developers are aware of the Incentives Package.
- Promoting/publicizing projects built with incentives.

Responsible Party:

Development and Environmental Services Department, Planning Division

18-14 ■ Modify Parking Requirements

As discussed in the Housing Constraints chapter (Chapter 4), the City will review its existing parking requirements and revise those requirements depending on size of the housing unit, number of bedrooms and projected household income levels of proposed occupants. As provided in Program # 13A, 15 and 26, the City will provide special consideration in revising requirements for affordable housing projects, second units and mixed-use developments. The City will take into account in this reassessment parking standards under certified housing elements of nearby cities.

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Time Frame:

2002-2003:	Complete review of requirements
Summer 2003:	Codify and implement requirements

Responsible Party:

Development and Environmental Services,
Planning Division

19-15 ■ Mixed Use Requirements

As discussed in the “Other Land Use Standards/Requirements” subsection of Chapter 4, the City will review its existing policies for mixed-use developments and will amend the requirements to encourage affordable housing. The review will include:

- An analysis of the implications of the minimum 51% commercial floor space requirement on residential development in mixed-use projects as well as the affected area’s need for commercial space. The 51% requirement will be reduced where appropriate.
- Evaluation of mixed use potential in other commercial districts in the City; including neighborhood commercial, office commercial and thoroughfare commercial districts, particularly those districts within redevelopment areas and along transit corridors.
- Feasibility of increasing existing incentives (parking reductions, density bonuses, etc.) for affordable housing units in mixed-use developments.
- Evaluating other procedures (e.g. Conditional Use Permits) for approving smaller mixed-use developments in lieu of the Planned District procedure.
- Development of residential standards for mixed-use projects that promote affordable housing.

Time Frame:

<u>Summer 2003:</u>	Complete Review
<u>Fall-Winter 2003:</u>	Codify and implement all changes

Responsible Party: Development and Environmental Services,
Planning Division

20 16 ■ Develop and Implement an Inclusionary Housing Program

Develop an Inclusionary Housing Program that requires a minimum amount of affordable housing to be created in conjunction with market rate residential development. Ensure that the program will include policies that require units affordable to very low, low and moderate-

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income households and provides a variety of methods to achieve those goals, such as on-site units, off-site units, in-lieu fees and/or land donation.

Time Frame:

~~Summer~~ November 2002: Program Adopted
2002-2006: Implement Program

Responsible Party: ~~Development and Environmental Services~~
Office of Neighborhoods, Housing Division

Objectives: 350-400 Total Units Affordable to Very Low, Low and Moderate Income Households

POLICY 3B: CONTINUE TO DESIGNATE SUFFICIENT RESIDENTIALLY-ZONED LAND AT APPROPRIATE DENSITIES TO PROVIDE ADEQUATE SITES TO MEET FREMONT'S NEW CONSTRUCTION NEED FOR 2001-2006. INCLUDED WITH THAT NEED ARE THE FOLLOWING OBJECTIVES:

UNITS AFFORDABLE TO VERY LOW INCOME	873 UNITS
UNITS AFFORDABLE TO LOW INCOM	602 UNITS
UNITS AFFORDABLE TO MODERATE INCOM	1,791 <u>1,774</u> UNITS
UNITS AFFORDABLE TO ABOVE MODERATE INCOME	1,663 UNITS
TOTAL NEED:	4,913 <u>4,912</u> UNITS

Implementation Programs:

17 ■ Maintain Existing Inventory of Residential Vacant and Underutilized Land and Encourage Development

The City will maintain the existing inventory of low density residential vacant and underutilized land as described in Chapter 5 of this document and in the two tables below and encourage development of the land. No residentially designated parcel may be changed to a lower density than currently shown on the General Plan land use map nor may any residentially designated parcel be changed to a non-residential land use designation unless findings, supported by substantial evidence, can be made by the City Council pursuant to the provisions of Government Code Section 65863.

Infrastructure : These sites have already been designated for residential development and have existing infrastructure capable of serving future developments. In some instances minor off-site work may be necessary to finish road frontages and extend or upsize utility lines to serve future developments. However, these improvements are considered typical and within the anticipated scope of any new development.

Time Frame: 2001-2006

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Responsible Party: Development and Environmental Services
Department, Planning Division

Objectives:

Table A: Vacant Land (Low Density)

Vacant land acreage	Existing Zoning	Density range (units/acre)	# Units by Income Category				
			Very Low	Low	Moderate	Above Moderate	Total
291.70 acres	P-90-14 & OS	0.25-1				73	73
37.05 acres	PD	0.5-1.5				48	48
13.47 acres	R-1-40, P and OS	1-2.3				12	12
50.49 acres	R-1-20 & PD	2-3.5				94	94
40.70 acres	R-1-10 & 20, R-1-8, R-1-6, PD	3-5				116	116
16.26 acres	R-1-8 & P-92-4	4-6				47	47
75.47 acres	R-G-29, R-1-8, R-1-6, PD	5-7			24	314	338
	Total				24	704	728

Table B: Underutilized Land (Low Density)

Underutilized land acreage	Existing Zoning	Density range (units/acre)	# Units by Income Category				
			Very Low	Low	Moderate	Above Moderate	Total
10.60 acres	R-1-20 & P-90-5	2-3.5				21	21
10.55 acres	A, P-86-11(F), & R-1-10	3-5				30	30
8.89 acres	R-1-10, R-1-8 & R-1-6	4-6			3	30	33
31.91 acres	P, R-1-10, R-1-6 & 8	5-7			10	137	147
	Total				13	218	231

■ **Programs 18-23**

Program 17 above identifies existing vacant low-density residential parcels that could support 728 units and existing underutilized residential parcels that could support 231 units, for a total of 959 additional units, in each case at the minimum of the site's density range. This total falls short of the 2002 adjusted Regional Housing Needs Determination (RHND) of 4,912 units. In order to provide additional land with appropriate zoning and infrastructure for the RHND, programs 18-23 have been developed. The minimum aggregate acreage for these six programs taken together is approximately 286 acres. If for any reason the City is unable to meet its acreage goal for one program, it will substitute equivalent acreage at the same densities under another program capable of accommodating at least the same number of units as the "lost" acreage.

The following assumptions are utilized within Implementation Programs 18-23:

1. The midpoint density is used to calculate unit yields for parcels within medium, high and very high land use designations (densities over 6.5 units/acre). For example, Residential Medium Density (18-23 units acre) would be calculated at the midpoint density of 20.5 units/acre.

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The density range shown within the objective tables starts with the midpoint density.

2. The low end of the density range is used to calculate unit yields for parcels within open space, very low and low-density land use designations (densities below 6.5 units/acre) because these sites are generally located in more environmentally sensitive areas.
3. Density is multiplied by acreage to determine unit yield. However, unit yields may be less as a result of rounding down for fractions of units resulting from individual parcels that comprise the total acreage.
4. Acreages shown in each of the charts for programs 18-23 are aggregates from multiple sites. Definitive identification of individual sites could represent a commitment that would raise California Environmental Quality Act questions, which cannot be resolved within the time allowed for adoption of a Housing Element. Eligible sites are identified in Appendices C, D and E of this document. Sites used to calculate acreages for the tables were selected based on staff's professional judgment as most likely to accommodate development at the specified density. As described in Chapter 5, the pool of sites includes a "cushion," so that inability to rezone particular individual sites would not keep the City from achieving its objectives. Identifying infill sites for residential development in a largely built-out city, like Fremont, necessarily involves some sites which will ultimately not merit rezoning.
5. The unit objectives (by income level) contained within the various programs are interchangeable in meeting the Regional Housing Distribution Needs of the City.
6. Higher densities can accommodate greater affordability, therefore, following density and respective affordability assumptions are used:
 - a) Densities below 6.5 units per acre are more likely to accommodate Above Moderate income units.
 - b) Densities between 6.5 and 20.4 units/acre are more likely to accommodate Moderate income units.
 - c) Densities between 20.5 and 30.9 units/acre are more likely to accommodate Low income units.
 - d) Densities over 31 units per acre are more likely to accommodate Very Low income units.
7. The objectives shown do not include any of the very low and low ~~or moderate~~-income affordable units which are required by the City's Inclusionary Housing Ordinance. Thus, the tables overstate the number

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of above-moderate income units and understate by the same amount the number of very low and low ~~and moderate~~ income units.

Though the City can provide density to accommodate low and very low income housing, it cannot mandate how private owners and developers choose to use sites which have high densities by right.

Higher allowable densities also increase the value of the land to developers of higher-priced or higher-rent units, because they permit more such units to be built. Higher densities thus may create an incentive for more expensive "luxury apartments," rather than lead to unsubsidized homes for lower or very low income households. The market forces which control land prices in Fremont are largely regional and national in scope. Changes in Fremont residential densities affect a small fraction of the regional land supply, and cannot be expected to markedly affect prices.

In contrast, affordable housing developments often have been built at much lower density ranges in Fremont. For example, the Oroysom affordable housing development for low and very low income households was approved at 17 units per acre. Other examples of affordable housing developments at densities between 15-35 units per acre include Greenwich (16 units per acre), Pacific Grove (16 units per acre), Parkside Place (18 units per acre), Redwood Lodge (18 units per acre) and Sequoia Manor (33 units per acre). Further there have also been affordable developments at less than 15 units per acre, including Adams Avenue (11 units per acre) and Park Vista (13 units per acre).

In light of the housing needs described in Chapter 2, the City intends to do what it can to accommodate and facilitate housing for low-income and very low income households. Therefore, the quantified objectives of Programs 18 through 23 have not been reduced, and meet and exceed the City's need. Also, as discussed in Programs 9, 10, 11, 14 and 15, the City will take action to appropriately modify development standards, with the hope that it can at least reduce the financial "gaps" for development of new low-income and very low income housing. In addition, the incentives that the City plans to make available – in addition to a density bonus – under Program 13 should give developers of affordable housing a better opportunity to compete for the expanded supply of sites.

Nonetheless, the City cannot escape the regional housing market which sets prices and determines costs in Fremont. The City will seek (as in Programs 9, 10, 11, 14 and 15) to adjust traditional planning goals, such as sound site plans, adequate parking for residents and visitors and physically attractive buildings, to accommodate the economics of developing housing under current market conditions. It is not City policy to sacrifice these traditional goals.

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9B 18 ■: Increasing Density on Existing Residentially Designated Vacant and Underutilized Parcels

The City will evaluate vacant and underutilized residentially designated parcels to identify sites, which could have an increased density and then undertake city-initiated General Plan changes and rezoning to higher densities. The parcels to be evaluated are separate from and do not include the parcels listed in Program #17 of this chapter. As illustrated in the tables below, rezoning of vacant land is expected to result in zoning to accommodate 164 low income and 895 moderate-income units. Rezoning of underutilized land is expected to generate zoning to accommodate 433 very low income, 104 low income and 576 moderate-income units.

Time Frame: ~~2002-2003-~~ **Spring 2004** Site specific General Plan Amendments and rezonings

Responsible Party: Development and Environmental Services
Department, Planning Division

Objectives: The acreages listed in column one of Tables A and B represent the minimum number of acres that the City will rezone to the respective densities specified in column three of the tables. During the rezoning process the City will evaluate sites to ensure that sites are suitable and could accommodate residential development during the planning period of this Element. Should the City find any specific site inappropriate for housing, another site or sites will be found to replace it.

Table A: Vacant Land

Vacant land acreage	Existing Zoning	Proposed Zoning and Density range (units/acre)	# Units by Income Category				
			Very Low	Low	Moderate	Above Moderate	Total
18.53 acres	R-1-6, R-1-8, R-2 & PD	R-3: 8.3-10			235		235
19.83 acres	R-G-40 & PD	R-3: 13-15			227		227
16.63 acres	R-G-29, R-1-6 & P-84-12	R-3: 16.5-18			260		260
9.18 acres	R-G-24 & PD	R-3: 20.5-23			173		173
6.63 acres	R-G-19, R-2 & R-1-6	R-3: 25-27		164			164
Total				164	895		1059

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Table B: Underutilized Land.

Underutilized land acreage	Existing Zoning	Proposed Zoning and Density range (units/acre)	# Units by Income Category				
			Very Low	Low	Moderate	Above Moderate	Total
20.37 acres	P, R-1-6, R-1-8 & R-2	R-3: 8.3-10			140		140
1.42 acres	P	R-3: 13-15			18		18
4.61 acres	R-1-6, R-G-24, R-G-29	R-3: 16.5-18			71		71
11.06 acres	P, R-G-24 & R-G-29	R-3: 20.5-23			177		177
11.36 acres	R-G-29, R-G-19 & P	R-3: 25-27		104	170		274
13.99 acres	R-G-16	R-3: 31.35	433				433
Total			433	104	576		1,113

9A 19 ■ Redesignation of Lands Along Transit Corridors

The City will encourage the development of medium to very high-density developments within ½ mile of an existing or planned transit stops. Such sites will be viewed as opportunities for increased densities and/or redesignation/rezoning of non-residential land for medium to very high-density residential use. Transit corridors include the Bay Area Rapid Transit (BART), Altamont Commuter Express (ACE), Capital Corridor rail lines and Alameda/Contra Costa Transit (AC Transit) and Santa Clara Valley Transit Authority (SCVTA) transit lines. Sites to be evaluated include sites within ½ mile of existing or planned transit stops as identified in Appendix EE.

The City has also undertaken preparation of a Specific Plan for Warm Springs, potentially providing for additional development, which may include residential units. A Warm Springs BART station is planned approximately two miles to the south of the Irvington Community Commercial area. Warm Springs is not currently included in the land acreage shown in the chart below but could provide additional acreage in the future, depending on the outcome of the Specific Plan process.

Infrastructure: The sites utilized to satisfy the objectives of this program are located within three general areas, namely: 1) in Irvington's commercial area; 2) along Osgood Road at or near the Irvington BART station; and 3) the BART site within the Central Business District (CBD). These sites have access from existing City streets and are also along existing AC Transit routes. The CBD site also has the advantage of the adjacent existing Fremont BART station. A possible Irvington BART station is being considered as well. The City is in the process of improving Fremont Boulevard in the Irvington area and also has plans to improve Osgood Road as a major arterial street. Streets serving the CBD BART site have been fully improved and have capacity to serve proposed development. Utilities are available within the existing streets that serve these sites.

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Time Frame: 2002 - Early Fall 2003: Evaluate sites
Summer/Fall 2003: Redesignate and rezone sites
Spring 2004

Responsible Party: Development and Environmental Services
 Department, Planning Division

Objective: The acreages listed in column one of the table represent the minimum acreages that the City will rezone to the respective densities specified in column three of the table. During the rezoning process the City will evaluate sites to ensure that sites are suitable and could accommodate residential development during the planning period of this Element. Should the City find any specific site inappropriate for housing, another site or sites will be found to replace it.

Non-Residential land acreage	Existing Zoning	Proposed Zoning and Density range (units/acre)	# Units by Income Category				
			Very Low	Low	Moderate	Above Moderate	TOTAL
12.12 acres	C-C-I and I-L	R-3: 25-27		222			222
13.69 acres	I-L	R-3: 31-35	421				421
5.72 acres	C-B-D	R-3: 42.5-50	300				300
Residential land acreage							
2.35 acres	R-G-29	R-3: 25-27		58			58
Total			721	280			1001

~~9C-20~~ ■ **Surplus Public and Semi-Public Lands**

Surplus public or private lands include but are not limited to former school sites, surplus public right-of-ways, utility company lands and surplus lands located on sites containing a religious or other quasi-public facilities. At the present time several school sites have been declared surplus property by the local school district. The General Plan generally already designates such sites residential. In the past two years several religious facilities have sold or developed their residentially designated surplus land for housing purposes. Furthermore, based upon tentative proposals by utility companies, religious facilities and other quasi-public organizations, it is foreseeable that additional land, not identified in the vacant and underutilized land inventory, will become available during the period of this Housing Element. These lands will be reviewed as opportunity sites for future housing development. Surplus lands sufficient to meet the objective of this program are identified in Appendix E of this document.

Infrastructure: The sites utilized to satisfy this program objective are located within or on the fringe of existing developed neighborhoods. Many of the sites are former schools that have been declared surplus property by the local school district while others are surplus lands owned by public utility companies or semi-public lands owned by religious institutions. Many of these sites are already

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zoned residential but have been developed with institutional uses. As such, redevelopment of these sites can typically be accommodated with existing streets and utility lines. Some of the larger sites and a few of the fringe area sites will, however need to extend utility lines and streets into these lots to serve future development.

Time Frame: Early 2003: Identify sites and initiate redesignation and rezoning activities.

Responsible Party: Development and Environmental Services
Department, Planning Division

Objective: The acreages listed in column one of the table represent the minimum acreages that the City will rezone to the respective densities specified in column three of the table. During the rezoning process the City will evaluate sites to ensure that sites are suitable and could accommodate residential development during the planning period of this Element. Should the City find any specific site inappropriate for housing, another site or sites will be found to replace it.

Surplus land acreage	Existing Zoning	Proposed Zoning and Density range (units/acre)	# Units by Income Category				
			Very Low	Low	Moderate	Above Moderate	Total
7.44 acres	PF	PD: 5-7			5	32	37
24.97 acres	R-1-6 & R-1-8	R-1-6 & R-1-8: 5-7			16	107	123
8.25 acres	R-1-6	R-3: 6.5-10			10	58	68
Total					31	197	228

Note: Where PD (Planned Development) zoning is utilized, the PD zoning established by the City Council will: 1) specify the uses allowed on the particular property, 2) establish a density range that is allowed by right, and 3) prescribe that the process for subsequent review of a project will require only Site Plan and Architectural Review by the Planning Commission in lieu of the requirement for adoption of an Ordinance adopting a Precise Plan.

10A 21 ■ Commercial and Industrial Redesignation

The City will actively solicit property owners and developers interested in re-designation of commercial and/or industrial lands on the easterly side of Interstate 880 for residential use. From the identified candidate sites, the City Council will determine the suitability of sites for conversion in accordance with other General Plan goals, objectives and policies in order to meet the objectives. Properties to be converted will be rezoned to the R-3 (Multiple-family residential) or P (Planned) districts at densities ranging from 5 to 50 units/acre to accommodate a total of 753700 units. Based on staff's knowledge of these sites and of their ownership, these objectives can be achieved. If necessary, the City will act on reclassification and rezoning of lands on its own initiative. Where PD (Planned Development) zoning is utilized, the PD zoning established by the City Council will: 1) specify the uses allowed on the particular property, 2) establish a density range that is allowed by right, and 3) prescribe that the process for subsequent review of a project will require only Site Plan and Architectural Review by the

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Planning Commission in lieu of the requirement for adoption of an Ordinance adopting a Precise Plan. The City will rezone sites during 2003 to assure the target goal is achieved.

Infrastructure:

The sites utilized to satisfy this program objective are located within commercial and industrial areas typically served by major streets such as Fremont, Grimmer, Mission, Stevenson and Washington Boulevards. These streets typically have planned traffic capacity to accommodate the additional development intensity that might result from conversion. In addition, these streets typically include the primary or backbone utility lines and services that also have the capacity to serve higher intensity uses. In addition, most of the sites proposed for conversion from non-residential to residential are scattered throughout the City rather than concentrated in one area. As such, the existing infrastructure systems are anticipated to be adequate to serve proposed residential developments on lands converted from planned commercial or industrial uses.

Time Frame: 2002-2003: Evaluate sites
Spring-Summer 2004: Redesignate and rezone sites

Responsible Party: Development and Environmental Services,
Planning Division

Objective: The acreages listed in column one of the table represent the minimum acreages that the City will rezone to the respective densities specified in column three of the table. During the rezoning process the City will evaluate sites to ensure that sites are suitable and could accommodate residential development during the planning period of this Element. Should the City find any specific site inappropriate for housing, another site or sites will be found to replace it.

Commercial Acreage	Existing Zoning	Proposed Zoning and Density range (units/acre)	# Units by Income Category				
			Very Low	Low	Moderate	Above Moderate	Total
8.91 acres	I-L, CC & C-N	PD: 5-7			1	47	48
2.22 acres	C-O & C-C	R-3: 8.3-10			40		40
4.93 acres	C-C, C-N and C-T	R-3: 16.5-18			79		79
9.76 acres	C-C and P-87-10	R-3: 20.5-23		177			177
9.43 acres	C-C and P	R-3: 25-27		198			198
3.46 acres	P-79-13, C-C and C-O	R-3: 31-35	84				84
3.00 acres	C-O	R-3: 42.5-50	127				127
Total			211	375	120	47	753

10B-22 ■ Commercial Redesignation: Older Shopping Centers/Central Business District (CBD)

Older shopping centers and portions of the CBD, identified in the CBD Concept Plan, should be considered as opportunity sites for housing. The City has several older shopping centers that are no longer attractive or vibrant commercial areas. These sites could be redeveloped into new housing developments or as mixed-use villages. These sites are likely to redevelop in the time frame of this Housing Element, particularly given the strong demand for housing and the incentive given to owners by City sponsored rezoning to accommodate units and or mixed-use development opportunities. Many of these sites are also within the City's Redevelopment areas where the City can provide additional assistance. In addition, the Central Business District contains several sites that could accommodate housing units. Where PD (Planned Development) zoning is utilized, the PD zoning established by the City Council will: 1) specify the uses allowed on the particular property, 2) establish a density range that is allowed by right, and 3) prescribe that the process for subsequent review of a project will require only Site Plan and Architectural Review by the Planning Commission in lieu of the requirement for adoption of an Ordinance adopting a Precise Plan. The redesignation of such sites would be in addition to those sites referenced in the Commercial and Industrial Redesignation Program (Program 21 40A). Sites sufficient to meet program needs are identified in Appendix E C (Underutilized sites).

Infrastructure: The sites utilized to satisfy this program objective are located within existing commercial developments. Similar to Program 21, these sites are typically located along major thoroughfares such as Fremont, Thornton, Niles Boulevard and Blacow Road and have existing utility services that are anticipated to be adequate to serve proposed redevelopment of these sites.

Time Frame:

Summer 2003: Evaluate old shopping center sites and sites in the CBD.

Fall 2003: Redesignate and rezone sites to accommodate units

Responsible Party: Development and Environmental Services
Department, Planning Division

Objective: The acreages listed in column one of the table represent the minimum acreages that the City will rezone to the respective densities specified in column three of the table. During the rezoning process the City will evaluate sites to ensure that sites are suitable and could accommodate residential development during the planning period of this Element. Should the City find any specific site inappropriate for housing, another site or sites will be found to replace it.

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Acreage	Existing Zoning	Proposed Zoning and Density range (units/acre)	# Units by Income Category				
			Very Low	Low	Moderate	Above Moderate	Total
1.71 acres	C-N	PD: 20.5-23			35		35
1.71 acres	C-N	PD: 25-27		42			42
4.10 acres	C-C-I	PD: 31-35	127				127
2.43 acres	C-B-D	PD: 60-70**	138				138
Total			265	42	35		342

** Rezoning completed as of April 2002

23 ■

Rezone Sites to Mixed-Use to Accommodate Affordable Housing Developments

The City will rezone several parcels with commercial designations in order to encourage additional mixed-use residential development that incorporates affordable housing units. (See table below for acreage and proposed rezoning of new sites.) Where PD (Planned Development) zoning is utilized, the PD zoning established by the City Council will: 1) specify the uses allowed on the particular property, 2) establish a density range that is allowed by right, and 3) prescribe that the process for subsequent review of a project will require only Site Plan and Architectural Review by the Planning Commission in lieu of the requirement for adoption of an Ordinance adopting a Precise Plan.

Infrastructure:

The sites utilized to satisfy this program objective are located within or near the City's existing Community and Office Commercial areas. These areas are typically located along large thoroughfares and commercial sized streets that have sufficient traffic capacity to accommodate any additional development intensity that might result from mixed-use development. These streets typically include the primary or backbone utility lines and services that also have the capacity to serve higher intensity uses. Mixed-use development may also provide for better utilization of existing infrastructure in that differing uses typically have differing peak usage patterns and needs for services. In this sense, existing infrastructure systems can be used to serve additional development at differing times during a given day.

Time Frame: Fall 2003 - Summer 2004 Complete Rezoning of Parcels

Responsible Party: Development and Environmental Services Department, Planning Division

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Objective: The acreages listed in column one of the table represent the minimum acreages that the City will rezone to the respective densities specified in column three of the table. During the rezoning process the City will evaluate sites to ensure that sites are suitable and could accommodate residential development during the planning period of this Element. Should the City find any specific site inappropriate for housing, another site or sites will be found to replace it.

Land acreage	Existing Zoning	Projected Zoning and Density Range (units/acre)	# Units by Income Category				
			Very Low	Low	Moderate	Above Moderate	Total
2.93 acres	CC & I-L	PD: 16.5-18			45		45
2.35 acres	CN	PD: 20.5-23		47			47
14.29 acres	CC	PD: 25-27		254			254
6.14 acres	CC(I)	PD: 31-35	190				190
Total			190	301	45		536

11 24 ■ Annual Housing Report

Prepare an annual housing report for the review of the City Council including information on progress made towards achieving new construction need, affordable housing conserved/developed, effectiveness of existing programs and recommendations for improvement. Consult with non-profit providers, special need providers and other community resources in the preparation and evaluation of the report.

Time Frame: 2001-2006

Responsible Party: Development and Environmental Services Department, Planning Division and Office of Neighborhoods, Housing Division

POLICY 3C: ENCOURAGE THE DEVELOPMENT OF A DIVERSE HOUSING STOCK THAT PROVIDES A RANGE OF HOUSING TYPES (INCLUDING FAMILY AND LARGER-SIZED UNITS) AND AFFORDABILITY LEVELS AND ENSURES THAT AFFORDABLE HOUSING IS EQUITABLY DISTRIBUTED THROUGHOUT THE CITY'S PLANNING AREAS CONSISTENT WITH THE HILL AREA INITIATIVE OF 2002.

Implementation Programs:

~~12~~ 25 ■ **Mobile Home Preservation**

Preserve existing mobile homes (783 mobile homes) and continue to allow manufactured housing and mobile homes in single-family (R-1) districts.

Time Frame: 2001-2006

Responsible Party: Development and Environmental Services Department, Planning Division

Objective: 783 mobile homes preserved

13A 26 ■ Range of Housing Types Second Unit Program

As discussed in the “Other Land Use Standards/Requirements” subsection of Chapter 4, revise the City’s existing second unit ~~program~~ Ordinance to encourage the production of more second units on residential parcels. The revised Ordinance will also eliminate the discretionary review (Zoning Administrator Permit) and public hearing requirements consistent with State law (Assembly Bill 1866, 2001-2002). In addition, the City will evaluate existing parking, square footage and other requirements to determine whether revisions would encourage the development of more second units.

Time Frame:

2002- ~~May~~ June 2003: Revise Program

June 2003: Codify Revisions

July 2003-2006: Implement Program

Responsible Party: Development and Environmental Services Department, Planning Division

Objective: 25 Moderate-Income Units total from 2001-2006

~~13B~~ 27 ■ **Family and Larger Sized Units**

The City will encourage the development of units affordable at least to lower and moderate-income households and sufficient in number of bedrooms to accommodate larger-sized family households. Units will be provided either as homeowner or renter units. The City’s Redevelopment Agency has adopted an “Affordable Housing Investment Strategy” which includes, as criteria for awarding funds, the targeting of a range of households including large families. The City will also explore incentives for the development of larger sized units and will consult with other communities for successful examples of incentives.

Time Frame: 2003 Identify incentives for larger-sized units and incorporate into “Incentives Package” as described in Program #13 of this Chapter

Responsible Party: Development and Environmental Services Department and Office of Neighborhoods, Housing Division

Objectives: 30 Large Size Family Units:
 10 affordable to very low income
 10 affordable to low income
 10 affordable to moderate income

~~14~~ 28 ■ First Time Homebuyer Program

This program provides loans to assist low and moderate income households in purchasing a home. ~~The program needs to be revised in order to provide more effective assistance and help additional households.~~

Funding Source: Redevelopment Agency Housing Set-Aside Funds

Time Frame:

~~2001-2002:~~ ~~Revise Program~~

 2001- 2006 Implement Program

Responsible Party: Office of Neighborhoods,
 Housing Division

Objective: 10 Households Assisted, annually

~~15~~ 29 ■ Mortgage Credit Certificate Program

This program allocates mortgage credit certificates to first time homebuyers to purchase housing units.

Time Frame: 2001-2006

Responsible Party: Alameda County

Objective: 10 Households Assisted, annually

POLICY 3D: DEVELOP AND UTILIZE ALL AVAILABLE FUNDING RESOURCES IN ORDER TO PROVIDE THE MAXIMUM AMOUNT OF AFFORDABLE HOUSING AS FEASIBLE.

Implementation Programs:

~~21~~ 30 ■ Evaluate Jobs/Housing Linkage Fee Program

Evaluate the feasibility of establishing a program that would require the payment of fees to be used for housing development as a condition of approving job-generating developments.

Members of the City Council have requested that staff present a completed proposal for such a fee at the end of the first year of the City's inclusionary program (adopted in November 2002), but work on the program has been delayed because

additional staff time has had to be committed to responding to litigation challenging the City's former (February 2002) Housing Element, and staff capacity is not available to begin work on a linkage fee.

Time Frame: ~~2002-2003 Evaluate Program~~ After completion of Housing Element litigation
Responsible Party: Office of Neighborhoods, Housing Division

22 31 ■ Establishment of a Housing Trust Fund

Develop a Housing Trust Fund to be used for affordable housing activities. The fund will be capitalized with in-lieu fees and could be further capitalized with private donations, private sector (business and industry) contributions, repayments of CDBG/HOME/Redevelopment set aside funds, transient occupancy taxes, jobs/housing linkage fees etc.

Time Frame: Trust Fund was established in November 2002 with the adoption of the Inclusionary Housing Ordinance
Responsible Party: Office of Neighborhoods, Housing Division

23 32 ■ Maximize Existing Funding Resources

Ensure that the City is utilizing the full amount of CDBG and HOME funds available to them as part of the Urban County and HOME Consortium Program. Continue to provide support and information to developers in seeking additional funding resources such as Low Income Housing Tax Credits, Mortgage Revenue Bonds, Affordable Housing Program funds, etc.

Time Frame: 2001-2006
Responsible Party: Human Services and Office of Neighborhoods, Housing Division

33 ■ Impact Fee Assistance to Affordable Housing

Evaluate the feasibility of establishing a fee credit or fee deferral for the park dedication in lieu fee, with first priority for rental units affordable to very low and low-income households. However, for the foreseeable future, the City faces a serious fiscal challenge to minimize reductions in existing services resulting from limited revenues, and expects limited additional revenues, if any, to be available to subsidize fees. The City will also continue to look for creative funding sources that can be used to off-set impact fees for affordable housing units.

Time Frame: 2003: Evaluate Fee Credit/Deferral Program
Ongoing: Seek additional funding sources to offset impact fees.

Responsible Party: Office of Neighborhoods, Housing Division

~~24 34 ■ Leverage Redevelopment Agency 20% Funds Through Solicitation of New Projects with Non-Profit and For-Profit Developers. Implement Redevelopment Agency's Affordable Housing Investment Strategy (initially adopted in 2002) and Solicit Participation of Development Community.~~

The Redevelopment Agency, Housing Division, will support the development of affordable housing units through the implementation of its “Affordable Housing Investment Strategy.” Included in that strategy is the directive that 80% of the Agency’s financial resources reserved for new construction of housing be directed to rental housing developments for extremely low, very low and lower income households. The Redevelopment Agency or City will solicit proposals from the development community for the provision of units with affordability restrictions.

Time Frame: 2001-2006

Responsible Party: Redevelopment Agency and Office of Neighborhoods, Housing Division

Objective: 439 units total with affordability restrictions

POLICY 3E: PRESERVE THE EXISTING AFFORDABLE HOUSING STOCK

Implementation Programs:

25 35 ■ Preserve “At Risk” Affordable Housing Units

Continue to monitor the housing developments that could be at risk for converting to market rate. There are 6 developments at risk during the 2001-2006 time frame and 6 7-developments at risk during the 2007-2011 time frame, for a total of 475 ~~509~~ units. The City will utilize its financial resources (Redevelopment funds, HOME and CDBG, State and Federal funding sources, etc.) if necessary to aggressively prevent the conversion of affordable housing units to market rate. Further, the City will implement the “Affordable Housing Preservation Program,” which describes the overall strategy for early-intervention for at-risk projects. City staff carefully monitors at-risk units, and believes, based on its consistent success in achieving continued affordability of units coming at-risk in prior years, that conversion of units can be prevented with minimal investment of the City’s limited affordable housing funds and maximum utilization of existing state and federal programs.

Time Frame: 2001-2006 and 2007-2011

Responsible Party: Office of Neighborhoods, Housing Division

Objective: 205 Units Preserved (2001-2006)
270 Units Preserved (2007-2011)
475 UNITS PRESERVED TOTAL

26 36 ■ Rental Assistance Program

Continue to fund the administration of the Rental Assistance Program, which assists families with move-in costs or delinquent rent due to temporary financial setback.

Time Frame: 2001-2006

Responsible Party: Human Services and Office of Neighborhoods, Housing Division

Objective: 20 low income families, annually

27 37 ■ Long-Term Affordability Restrictions

Continue to require long term affordability requirements for existing and new housing units assisted with public funds. Whenever feasible, the term of affordability requirements will be “in perpetuity” or “for the life of the project,” with a minimum term of 55 years in accordance with State law. In accordance with the City’s Inclusionary Housing Ordinance, affordable rental units will be required to be made affordable for 99 years and affordable ownership units will be required to be made affordable for 45 year terms, renewable upon each resale.

Time Frame: 2001-2006

Responsible Party: Office of Neighborhoods, Housing Division

GOAL 4: A CONTINUING LEADERSHIP ROLE IN REGIONAL EFFORTS TO MAINTAIN AND EXPAND THE RANGE OF HOUSING ALTERNATIVES IN THE SAN FRANCISCO BAY AREA

POLICY 4A: PROMOTE WORKABLE LOCAL PROGRAMS TO MEET HOUSING NEEDS

Implementation Programs:

28 38 ■ Support for Non-Profit Affordable Housing Providers

Recognize and support the efforts of non-profit affordable housing providers that are located in Fremont and the Bay Area. Encourage the participation of these providers in developing housing and meeting the affordable housing needs of Fremont households.

Time Frame: 2001-2006

Responsible Party: Office of Neighborhoods, Housing Division

29 39 ■ Inter-Jurisdictional and Regional Planning

Continue to coordinate with local jurisdictions, the County of Alameda and regional organizations to plan for residential development and affordable housing opportunities.

Time Frame: 2001-2006

Responsible Party: Office of Neighborhoods, Housing Division

GOAL 5: ENSURE THAT ALL PERSONS HAVE EQUAL ACCESS TO HOUSING

OPPORTUNITIES

POLICY 5A: ENFORCE REGULATORY MEASURES TO PROTECT INDIVIDUALS’ RIGHTS

Implementation Programs:

30 40 ■ Residential Rent Increase Dispute Resolution Ordinance

Continue the administration of the Rent Increase Dispute Ordinance and consider revisions as necessary to make the Ordinance as effective as possible in protecting both tenants and landlords.

Time Frame: 2001-2006

Responsible Party: Office of Neighborhoods, Housing Division

31 41 ■ Fair Housing Counseling Services

Continue the administration of fair housing counseling services and discrimination complaint assistance.

Time Frame: 2001-2006

Responsible Party: Family Resource Center
Fremont Fair Housing
Mid Peninsula Citizens for Fair Housing
Human Services and the Office of Neighborhoods, Housing Division

POLICY 5B: CONTINUE TO PROVIDE ASSISTANCE TO SERVICE PROVIDERS OF SPECIAL NEEDS HOUSEHOLDS SUCH AS SENIORS, DISABLED AND HOMELESS.

Implementation Programs:

32 42 ■ Seniors: Home Equity Conversion Program

This program provides information and counseling to elderly homeowners on various home equity conversion options.

Time Frame: 2001-2006

Responsible Party: Human Services, ECHO and Office of Neighborhoods, Housing Division

Objective: 20 Homeowners Annually

33 43 ■ Seniors: Shared Housing Program

The City will evaluate the possibility of funding the administration of a Shared Housing Program that will match property owners with vacant rooms with persons who are looking for shared housing opportunities.

Time Frame: 2001-2006

Responsible Party: Human Services, Project MATCH and Office of Neighborhoods, Housing Division

Objective: 10 Households Matched, annually

34 44 ■ Disabled: Constraints to the Development of Housing for Persons with Disabilities

[*Moved to Program 45, below:* The City will continue to implement its “Reasonable Accommodations Ordinance” but will eliminate the collection of fees from the Ordinance. The City will also conduct a further analysis of eliminate the public hearing requirement in specified circumstances.] Chapter 4 contains an analysis of possible constraints to the development of housing for households, which include one or more persons with disabilities. This analysis will follow the As guidelines are developed under as identified in SB 520 (February 2001) the City will conduct any necessary

further analysis, and will include potential zoning, land use standards or processing constraints to the development of housing for persons with disabilities. Further, the analysis will evaluate whether the public hearing process as contained in the “Reasonable Accommodations Ordinance” can be reduced or modified.

Time Frame:

<u>March, 2003</u>	<u>Eliminated fees from Reasonable Accommodations Ordinance</u> [Moved to program 45]
<u>March-June,</u>	<u>Conduct Further Analysis of Constraints</u>
<u>April 2003</u>	<u>Completed</u>
<u>As SB520 guidelines develop:</u>	<u>Further analysis as necessary.</u>

Responsible Party: Development and Environmental Services, Planning Division

45 ■ Disabled: Program to Address Constraints to the Development of Housing

The City will continue to implement its “Reasonable Accommodations Ordinance” but will eliminate the collection of fees from the Ordinance. The City will also eliminate the public hearing requirement in specified circumstances. Furthermore, the City will add a clarifying statement that “All findings and decisions will be consistent with the Fair Housing Act”. After conducting the analysis of If further constraints are identified in Program 44, the City will continue to address any further the constraints identified. Included in this program will be a description of actions to be taken and time frames for completion.

Time Frame:

<u>March/February, 2003</u>	<u>Fees eliminated for Reasonable Accommodation applications.</u>
<u>June-December 2003:</u>	<u>Remove constraints through modifications to the finding and hearing provisions of the City’s Reasonable Accommodations Ordinance, if necessary, and other actions amend zoning ordinance to redefine “Special Residential Care Facility”</u>

Responsible Party: Development and Environmental Services, Planning Division

35 46 ■ Disabled: Accessibility Improvements to Existing Housing

Continue to provide rehabilitation assistance to housing units that need modifications (especially barrier-free modifications) for use by their disabled residents.

Time Frame: 2001-2006
Responsible Party: Office of Neighborhoods, Housing Division
Funding Source: CDBG and Redevelopment Agency Funds
Objective: 5 Accessibility Grants, annually

36 47 ■ Homeless: Increased Range of Housing Opportunities

Continue to support a continuum of housing services and opportunities for homeless households, including emergency shelters, transitional housing and permanent affordable housing opportunities.

Time Frame: 2001-2006

Responsible Party: Human Services, Office of Neighborhoods, Housing Division

ILLUSTRATION # 32 (Part A): SUMMARY OF QUANTIFIED OBJECTIVES, 2001–2006

TYPE OF ACTIVITY	INCOME LEVEL OF HOUSEHOLDS ASSISTED				NUMBER AND NAME OF PROGRAM
	VERY LOW	LOW	MODERATE	ABOVE MODERATE	
REHABILITATION	150-200 Rehabilitation Loans				1 Neighborhood Home Improvement Program
	100-150 Emergency Repair Grants				
	80-100 Units Acquired and / or Rehabilitated				2 Apartment Acquisition/Rehabilitation
	783 Mobile Homes Preserved				25 Mobile Home Preservation
PRESERVATION OF HOUSING	475 Units Preserved				35 Preserve “At Risk” Affordable Housing Units
SPECIAL NEEDS HOUSING	80-100 Households Assisted				42 Senior Home Equity Conversion Program
	40-50 Households Assisted				43 Senior Shared Housing Program
	20-25 Accessibility Grants				46 Accessibility Improvements
AFFORDABLE HOUSING PROGRAMS		40-50 Households Assisted			28 First Time Homebuyer Program
		40-50 Households			29 Mortgage Credit Certificate Program
	350–400 Households				16 Inclusionary Housing Program
	439 Units				34 RDA Affordable Housing Investment Strategy
	80-100 Households				36 Rental Assistance Program

ILLUSTRATION # 32 (PART B): SUMMARY OF QUANTIFIED OBJECTIVES, 2001-2006

	TOTAL	INCOME LEVEL OF HOUSEHOLDS ASSISTED				NUMBER AND NAME OF PROGRAM
		VERY LOW	LOW	MODERATE	ABOVE MODERATE	
ADEQUATE SITES FOR REGIONAL HOUSING NEED (RHND)	728			24	704	17 Maintain Existing Inventory (Vacant)
	231			13	218	17 Maintain Existing Inventory (Underutilized)
	1059		164	895		18 Increasing Density on Existing Residential (Vacant)
	1113	433	104	576		18 Increasing Density on Existing Residential (Underutilized)
	1001	721	280			19 Redesignation of Land Along Transit 18 Increasing Density on Existing Residential Land (Vacant)
	228			31	197	20 Surplus Public and Semi-Public Land
	753	211	375	120	47	21 Commercial and Industrial Redesignation
	342	265	42	35		22 Commercial Redesignation
	536	190	301	45		23 Rezone to Mixed-Use
REGIONAL HOUSING NEEDS (RHND)	25			25		26 Second Unit Program
	30	10	10	10		27 Family and Large Sized Units
	6046 Units	1830 Units	1276 Units	1774 Units	1166 Units	
	4912 Units	873 Units	602 Units	1774 Units	1663 Units	

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9. ENERGY CONSERVATION OPPORTUNITIES

ENERGY CONSERVATION AND RESIDENTIAL DEVELOPMENT

Energy conservation is achieved at both the local and individual level. During the planning and development process, there are many opportunities for local governments to support energy efficient models. Such proven methods include:

- Enforce the State of California Title 24 laws – state energy efficiency standards for residential and nonresidential buildings. New subdivision areas should adhere to the California Subdivision Map Act, which requires consideration of maximum natural heating and cooling features, including solar power. Additionally, building codes inspectors should be credentialed from the California Building Officials Training Institute, ensuring they are familiar with all energy efficiency models.
- Preserve and encourage planting trees in neighborhoods to provide shade in summer. Successful methods include placing trees to the west and northwest of houses to shade from the hot summer sun and grouping trees to protect them from harsh elements and support their longevity. Trees can reduce air temperatures 5-10° F from shading and evapotranspiration (water in leaves converting into vapor, cooling the air).
- Encourage energy efficient landscaping for resource conservation by developing guidelines that emphasize proper irrigation techniques and sustainable landscaping (organic fertilizers and pesticides).
- Consider light-colored surfacing on pavements and rooftops to reduce heat absorption. New materials for shingled rooftops and paved roadways are being developed that reflect more sunlight and last longer.
- In future street development, encourage skinnier street widths to reduce pavement area and allow more room for roadside trees and greenery.
- Work with builders and developers to place houses in optimal area on site, with regard to sun and natural breezes.
- Promote the construction of energy efficient new homes with assistance from the Energy Star Homes Program (supported by the EPA and DOE). Energy Star homes reduce energy consumption by 30% by using energy efficient lighting, ventilation, windows, and replacing electricity with natural gas where appropriate.

- Provide incentives to retrofit older homes with energy efficient features before resale or major remodeling.
- Encourage pool covers and solar pool heating systems in place of conventional methods in residential areas.
- Encourage solar energy and other renewable resources.

ENERGY CONSERVATION AND AFFORDABLE HOUSING

Energy efficiency opportunities are an important consideration in affordable housing planning and analysis. High energy costs for low-income and fixed-income households directly affect the affordability of both rental units and home ownership. As basic energy is an inelastic housing cost, the ability to provide conservation assistance is especially critical.

For individuals and households, there are programs available to help conserve energy and reduce energy costs. The City of Fremont can promote and provide assistance for households to access the following opportunities:

Low-Income Home Energy Assistance Program (LIHEAP)

Low-income households (less than 60% of the State Median Income Level) qualify for financial assistance and free housing renovations to offset their energy costs. Funded by the Department of Health and Human Services, the LIHEAP Block Grant provides two services, weatherization assistance and financial assistance.

- **The Weatherization Program** provides homes with free weatherization services to conserve energy, including attic insulation, weather-stripping, minor housing repairs, and related energy conservation measures.
- **The Homes Energy Assistance Program (HEAP)** provides financial assistance to pay the energy bills. The average payment within the State of California is \$182 per household per year.

Energy Efficient Mortgages (EEM)

Homebuyers that purchase energy efficient homes or renovate houses to conserve energy qualify for special mortgage benefits through EEMs. Determined by results from the Home Energy Rating System (HERS), home loans may include energy improvement costs reducing homeowner's utility bills. The California Home Energy Efficient Rating System (CHEERS) is a local HERS and is supported by PG&E, lending institutions, and building associations.

Relief for Energy Assistance Through Community Help (REACH)

Sponsored by Pacific Gas and Electric and administered by the Salvation Army, REACH provides energy assistance to low-income customers. Households that do not qualify for HEAP or another alternative assistance program may receive a one-time payment aid for energy costs. In the last 18 years, REACH has assisted 369,000 households in Northern California with more than \$56 million in total aid.

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10. PUBLIC PARTICIPATION

The City of Fremont Planning and Housing Divisions believe that public participation is essential to the Housing Element Update process. To produce a Housing Element that is meaningful, relevant and effective, the City developed a community participation program to ensure that the community was represented and involved in the Update. The program consisted of a series of meetings with groups concerned with housing in the City of Fremont. In an effort to optimize inclusion in the Update process, a comprehensive notification system was developed for the meetings to invite the general public, housing advocacy groups, housing providers, local employers, residents of rental housing, special needs groups, and faith-based and community organizations.

The City's intentions with the public participation process were as follows: inform the public on the purpose of the General Plan Housing Element and present the City's housing needs and goals; gather and document the community's ideas, suggestions and comments on housing related issues; and to translate those ideas and comments into programs and policies. The topics of discussion included the current housing situation in the San Francisco Bay Area, methods of providing affordable housing, real and perceived constraints to providing housing, possible locations of housing development, and possible financial incentives and mechanisms for providing housing.

The City hosted a community meeting for the general public in March 2001. Postcards were mailed and flyers posted for notification of the meeting to over 360 interested parties (including community organizations, housing providers, for and non profit housing builders and social and other service providers). An 1/8 page advertisement for the meeting was also placed in the local newspaper (The Argus). Assisted by city departments such as the Office of Neighborhoods and Human Services, flyers were disseminated to community centers, religious facilities and organizations involved with housing. The flyers included the date, time and place of the meeting, information on the Housing Element, and a copy of the Housing Element Schedule and Timeline.

Four focus group meetings were scheduled during April and May of 2001. The objective of each meeting was to focus on the housing needs and concerns of specific groups, such as the business community (360+ notices), housing providers-non-profit and for profit- (90+ notices), community organizations, and seniors, homeless, and those with special needs (240+ notices). The focus group meetings included affordable housing advocacy groups, faith-based institutions, minority and women's groups, physical and mental disability groups (included in the 240 notice group), and residents of rental housing and homeowner associations (50+ notices).

Notification of the meetings was conducted by mailing out postcards and posting flyers that were prepared specifically for each meeting's focus topic. For the community organization meeting, advertisements were placed in The Argus and several non-English language newspapers. Chinese and Spanish translators and interpreters for the deaf were on hand for this meeting. Mailing lists were prepared from contact and outreach lists. The City's Economic Development office supplied a list of major employers in the City. A list provided by the Builders Association of for-profit housing providers was combined with a list of Bay Area non-profit groups for the housing provider focus group meeting. The City's Department of Human Services supplied a comprehensive listing of community groups and the Office of Neighborhoods provided the addresses for apartment complexes in Fremont. Altogether, the City of Fremont sent out a total of more than 700 postcards and flyers for the focus group meetings.

The meetings were structured to provide ample opportunity for discussion and commentary. The first part of each meeting was used to provide Housing Element background and information, status of the Update, and to present the City's housing needs and goals for the period 2001 to 2006. The following discussion segment served as an open forum during which time all ideas, suggestions and comments were identified and documented by City staff. During the meetings, the participants were made aware of all upcoming public hearings and meetings before the Planning Commission and City Council.

City planning staff also participated in a League of Women Voters Forum, interviewed community business leaders, held meetings with members of Congregations Organizing for Renewal (COR), East Bay Housing Organization (EBHO), Friends of Coyote Hills and Fremont, other housing advocacy groups, and attended a county-wide meeting with Alameda county jurisdictions, smart growth and sustainable development groups, environmental and affordable housing advocacy organizations, and realtors and home builders associations, to discuss constraints to providing housing and gather ideas and strategies for possible policies and programs to overcome constraints and provide housing.

Copies of the draft Housing Element were available for a 60-day public review period beginning in June, 2001. Copies were available at the Fremont City Library, Environmental and Development Department, Office of Neighborhoods and the Senior Center. A copy of the Draft and Adopted Element were also available at the City's web site for Internet access. Public Hearing notices were published in the local newspaper, "The Argus." In addition, notifications of public hearings were mailed to over 880 interest groups, organizations, builders, employers and individuals.

The City continued its public participation process with study sessions and public hearings during 2001 and 2002. The Planning Commission held public hearings on the draft document on August 9, 2001, January 10, 2002, and January 24, 2002. The City Council held its public hearings on the document on November 29, 2001 and February 12, 2002.

Notices of these public hearings were sent to over 700 organizations and interested individuals.

The City held public meetings on September 18, 2002 and October 7, 2002 to solicit comments and input on HCD's comment letter of June 2002. Copies of HCD's letter were available to participants during the meeting and the revised August 2002 land inventory was also available. Copies of the land inventory and map were mailed to people who requested them, including representatives of EBHO, COR, BIA, Friends of Coyote Hills and seven private citizens. These meetings were noticed to over 360 interested parties (including community organizations, housing providers, for and non profit housing builders and social and other service providers).

On November 21, 2002 , December 12, 2002, and April 16, 2003 the City held additional community meetings with non-profit and for-profit developers and the public to develop new multi-family residential zone standards for the R-3 zone. Again over 360 interested parties (including community organizations, housing providers, for and non profit housing builders and social and other service providers) were notified.

All of the meetings, discussions, and forums in which the City participated were successful in generating new ideas and strategies for the provision of housing, particularly affordable housing.

A general community meeting, noticed to over 360 individuals, organizations and housing providers was held on February 20, 2003. Subsequently a Planning Commission public hearing will be held on April 24, 2003. Finally, a public hearing is tentatively scheduled for the City Council on May 13, 2003.

A summary of the ideas and comments generated at the meetings is included in Appendix F to this document.

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11. CONSISTENCY WITH GENERAL PLAN

At the time that the Housing Element was adopted, the Element was consistent with other Elements of the General Plan. However, when some of the programs and policies are implemented during the 2001-2006 time frame, there may be instances where the actions will have to be evaluated in terms of whether consistency is still maintained with the General Plan. The one obvious example is rezoning/redesignation of lands to accommodate additional housing units (Programs ~~9A, 9B, 9C, 10A and 10B~~ 18-23 and the elimination of Step Densities (Program 9) in Chapter 8). These changes ~~redesignation of lands to residential~~ will probably necessitate a review of the City's Land Use Element and other Elements to assure that the Elements are still consistent with each other.

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12. APPENDIX MATERIALS

A. REFERENCE MATERIALS/ORGANIZATIONS

B. SUMMARY CHART OF COMPARISON AFFORDABLE RENTAL ASSISTANCE, COUNTY OF ALAMEDA

C. VACANT LAND INVENTORY: NO INFRASTRUCTURE CONSTRAINTS

D. UNDERUTILIZED LAND INVENTORY: NO INFRASTRUCTURE CONSTRAINTS

E. LAND INVENTORY FOR HOUSING PROGRAMS 19-23 (CHAPTER 8)

F. SUMMARY OF COMMENTS FROM PUBLIC PARTICIPATION WORKSHOPS

G. SITE PROVISIONS FOR EMERGENCY SHELTERS/TRANSITIONAL HOUSING FACILITIES

H. RESIDENTIAL DEVELOPMENT DISTRICT DESIGN STANDARDS, CITY OF FREMONT

APPENDIX A: REFERENCE MATERIALS/ORGANIZATIONS

Alameda County Commission on Aging, “Affordable Senior Housing, Report of Recommendations and Actions” December 1999

Alameda County HOME Consortium, “Consolidated Plan 2000-2004” May 15, 2000

Area Agencies on Aging (Alameda County, Contra Costa County, Santa Clara County, San Mateo County and San Francisco County), “Coming of Age in the Bay Area,” 1999

California Budget Project, “Locked Out: California’s Affordable Housing Crisis”, May 2000

City of Fremont, Redevelopment Agency, “Implementation Plan (FY 1998-99 to 2002/03) Spring, 1998

County of Alameda, “Alameda County-Wide Homeless Continuum of Care Plan,” April 15, 1997

Housing California, The Long Wait: A Critical Shortage of Housing in California April 2000

State of California, Department of Housing and Community Development Raising the Roof: California Housing Development Projections and Constraints May 2000
www.hcd.ca.gov/hpd/hrc/rtr/

State of California, Department of Housing and Community Development The State of California’s Housing Markets 1990-97 January 1999 www.hcd.ca.gov/hpd/hrc/plan/shp

Northern California Council for the Community, “Alameda County Collaborative Community Assessment,” 1999

Tri-City Homeless Coalition, “The Hidden Homeless of Fremont” June 10, 1999

Tri-City Homeless Coalition, “Steps Project: Creating Housing for Homeless Families” 2000

Agencies/Organizations (Information current as of Spring, 2001)

Association of Bay Area Governments (ABAG) www.abag.ca.gov

City of Fremont

Human Services, Senior Support Services, Office of Neighborhoods, Environmental and Development Services www.fremont.gov

Community Resources for Independent Living
(510) 794-5735

Congregations Organized for Renewal (CORE)
(510) 727-8832

East Bay Housing Organizations
(510) 663-3830

ECHO Housing
Rental Assistance Program (510) 581-9380
Home Equity Conversion Program (510) 271-7931

County of Alameda, Housing and Community Development Department
Phone: (510) 670-5399

Mediation Services (Rent Increase Dispute)
(510) 733-4945 www.mediationservices.org

State of California, Department of Finance www.dof.ca.gov

State of California, Department of Housing and Community Development www.hcd.ca.gov

State of California, Department of Rehabilitation www.dor.ca.gov

State of California, Employment Development Department www.edd.ca.gov

Tri-City Homeless Coalition
(510) 252-0910 www.infolane.com/tricityhomeless

Eden Information and Referral www.edenir.org

APPENDIX B. COMPARISON OF AFFORDABLE RENTAL UNITS - COMMUNITIES IN ALAMEDA COUNTY, MAY, 2001

**Tenant Based Section 8 Certificates and Vouchers are not tied to any one housing unit. The tenant can use the Section 8 assistance*

Jurisdiction	Affordable Rental Units	Section 8 Certificates/Vouchers Tenant-Based Assistance*	Total Affordable Rental Assistance (Affordable Rental Units + Section 8 Certificates/Vouchers)	Total Affordable Rental Assistance as a Percentage of Total Housing Stock (DOF January, 2000)
Alameda	709	1305	2014	6%
Albany	16	17	33	1%
Berkeley	726	1496	2222	5%
Dublin	243	20	263	3%
Fremont	1152**	1107	2259	3%
Hayward	1542	1616	3158	7%
Livermore	944	575	1519	6%
Newark	200	196	396	3%
Oakland	10,642	10,446	21,088	13.5%
Pleasanton	872	157	1029	4%
San Leandro	486	787	1273	4%
Union City	537	535	1072	6%

in any rental unit that meets Section 8 Housing Quality Standards.

**** FREMONT'S TOTAL RENTAL AFFORDABLE RENTAL UNITS INCLUDES 1,116 UNITS IN AFFORDABLE RENTAL DEVELOPMENTS, 22 UNITS IN REDEVELOPMENT-ASSISTED ACQUISITION AND REHABILITATION PROJECT AND 14 HOUSEHOLDS ASSISTED WITH "TENANT BASED RENTAL ASSISTANCE" FROM HOME PROGRAM.**

Sources: Housing Unit Estimates: Department of Finance, State of California January 1, 2000 (E-5 Report)
Affordable Rental Units and Section 8 Assistance: "Inventory of Subsidized Rental Housing in Alameda County, " Alameda County Housing and Community Development Department May, 2001

APPENDIX C: LAND INVENTORY: VACANT LAND

APPENDIX D: LAND INVENTORY: UNDERUTILIZED LAND

Additional Comments and Examples of Underutilized Land and Recent Developments:

The City's underutilized land contains lands within the Centerville Specific Plan area (also a Redevelopment Area) that were previously used for commercial and industrial enterprises such as auto dealers, auto repair, car rental lots and utility corporation yards. Within the past several years the following projects have been approved and built:

<i>Centerville Area Projects</i>	<i>Units</i>	<i>Type</i>	<i>Affordability</i>	<i>Status</i>
Dusterberry Place	23 units	For Sale		Under Construction
Highland Park	60 units	For Sale	6 Mod Units Plus \$120K	Approved
Central Apartments	16 units	For Rent		Approved
Vukosa	4 units	For Sale		Built
Central-Fremont Condo	21 units	For Sale	2 Mod Units	Under review
<i>Projects within other parts of the City</i>				
	<i>Units</i>	<i>Type</i>	<i>Affordability</i>	<i>Status (Spring 2002)</i>
Warm Springs Apts	195	For Sale	Under Negotiation 10% moderate income being discussed	GPA approved (formerly industrial)
Satellite Senior (Portion of a church property)	51	For Rent	51 Very Low Units	Approved
Roberts Ave Townhomes (former commercial site)	8 or 9	For Sale		Approved
Bridgeway Transitional (commercial site)	18	For Rent	8 Very Low 10 Low	Approved
Carol Commons (commercial site)	12	For Sale	2 Moderate	Under review

Adams Avenue (under developed)	17	For Sale	7 Low 10 Moderate	Under Construction
Union Street Condos (under developed)	6	For Sale	Under Negotiation	Under Review

APPENDIX E: LAND INVENTORY: HOUSING PROGRAMS 18-23 (CHAPTER 8)

APPENDIX F: HOUSING ELEMENT UPDATE COMMUNITY MEETING NOTES

Community Meeting

March 7, 2001

Immediate housing concerns:

- Lack of affordable units (both rental and ownership).
- Rents are too high, housing not accessible to most people.
- Increase in evictions (people forced out so that owners can increase rents)
- The City needs rent control, even if temporarily.

Zoning/General Plan Programs and Ordinances

- The city needs a commitment in the new Housing Element to meet the stated housing goals, particularly for very low and low-income groups. The City needs to state that we are committed to affordable housing and economic diversity.
- Inclusionary housing
- Increase residential density in the following areas:
 - + Mixed use development
- Example: Swan's Market in Oakland
 - Mixed-use retail, services, and housing
 - Co-Housing/Co-Op
 - Child care
 - For existing commercial space, provide financial relief or some mechanisms to minimize conversion costs being placed on new housing units.
- + Transit corridors
- + CBD
- Make it easier to develop secondary dwelling units.
- Improve infrastructure to accommodate development.
- Prioritize land use decisions to reflect the need for housing.
- Additional Homeless/Transitional housing and shelters.
- Need housing for seniors, disabled (special needs housing), the working poor and single mothers.
- Need to look at short-term and well as long-term housing and affordability strategies.

Financial Incentives and Programs:

- Implement linkage fees.
- Increase portion of Redevelopment money spent on affordable housing (currently 20 percent).
- Need to think of more creative financial mechanisms to increase housing:
 - Something similar to the GI Bill
 - Issuing Bonds
 - Landbanking
 - Assisting with down payments
 - Reduce land costs to acquire land for housing development.
- A program to help people put down first, last and security deposit for rentals.
- Use taxes from hotels and motels to provide housing.
- Redirect Section 8 funds to ownership programs.

Ownership and Rental:

- Ownership of housing to protect residents of limited means.
- Not just mixed-use and mixed-income development, but mixed income and economically diverse neighborhoods.
- Equity in distribution of housing for all income groups.
- Redirect funds from First-Time Homebuyer programs to provide more affordable rental units.
 - + Concern with First-Time Homebuyer program;
 - Down payment not enough.
 - City requirements conflict with bank requirements -- People meet City income requirements, but not the bank requirements.
- The mediation process for renters must be overhauled.
- Create databases that people could use in their search for housing, i.e., a shared housing database
 - Maybe a grant for people to use to join online rental housing services.
- Citizens need to contact officials at all levels of government.
- Optimize resources to produce maximum benefit.
- Work with counties to produce solutions and funding mechanisms.

Housing Element Update Meeting Notes Housing Providers -- April 18, 2001

Housing Providers were asked what they felt were constraints to the provision of housing and what they would suggest to eliminate constraints. The following is a summary of the meeting.

Constraints to providing housing

1. Lack of housing staff to facilitate housing development, i.e., staff for grant writing.

Suggestions for Eliminating Constraints: Increase housing staff

2. Too much emphasis on first-time homebuyers

Suggestions for Eliminating Constraints: Increase RDA funding proportion (more than current 20%) for multi-family development and to purchase land.

3. City contributes to high construction costs (fees, especially park land fee, and permits)

Suggestions for Eliminating Constraints:

- Reduce park dedication fees, other fees if possible
- Reduce park dedication fees for infill development (since parks exist and if demand threshold is not breached).

4. Time for entitlements and permits i.e., environmental review process

Suggestions for Eliminating Constraints:

- Reduce environmental review time by City-initiated GP amendments and rezoning
- Allow for more categorical exemptions

5. Neighborhood opposition

Suggestions for Eliminating Constraints:

- Outreach by City and developers to address concerns.
- Increase Densities City-wide through legislation to reduce number of GPAs

6. Not enough flexibility in PD process with regards to densities

Suggestions for Eliminating Constraints:

- Increase densities City-wide through legislation ("Zone By Right")
- Step 2 should be a minimum City-wide for new development
- PDs should have pre-established densities

7. Parking ratios and standards

Suggestions for Eliminating Constraints: Increase flexibility in standards/requirements (in PDs, when near transit, etc.)

8. Street standards (resistance from fire department, public works)

Suggestions for Eliminating Constraints: Flexibility, i.e. in PD standards and requirements

9. Height limitations

Suggestions for Eliminating Constraints: Allow increased heights when necessary; flexibility

10. Having to rezone to allow mixed use

Suggestions for Eliminating Constraints

- Identify areas for mixed-use and conduct City-wide rezoning/General Plan amendments

**Housing Element Update Meeting Notes
Renters/Community Groups -- April 23, 2001**

1. Educate on disincentives to providing housing (particularly affordable housing)
2. Higher priority for services employees (fire, police, teachers, etc.)
3. Increase RDA and CDBG funding proportions for housing (especially multi-family housing)
4. Reallocate First-Time Homebuyer funds for other housing project types (Multi-family projects)
5. City should buy underutilized property to land bank or develop.
6. Involve the public in the translation of data and background into the plans, programs, and policy development.
7. Need to do something to protect renters now, i.e., rent control or rent caps. Also, the City needs to study how other cities have structured their rent control ordinances.
8. Inclusionary zoning
9. Linkage fees
10. The Housing Element needs "teeth and consequences" to ensure that programs are implemented to achieve the housing needs/goals (i.e., periodic review, mandates, ordinances)
11. Eliminate "hoops" developers have to go through to develop
12. Recruit housing providers, particularly non-profit groups.
13. Database for shared housing (program to "match" people of similar needs)
14. City needs to talk with financial partners
 - To make program requirements similar (i.e., first time homebuyer requirements)
 - To get financial support for non-profits
15. Where should affordable housing be located
 - Walnut and Liberty (near services for people without cars)
 - From train station to Thornton
 - Over BART
 - Convert underutilized office/industrial space (lofts, apartments)
 - Decoto and Fremont

CBD
Commercial nodes
Near transit

16. Co-op or partner with institutions, i.e., churches
17. Limited equity co-ops. More of Adams Avenue-type projects
18. Higher densities through rezoning and General Plan changes
19. Allow residential development in commercial and industrial areas
20. The City needs to develop and adhere to fundamental housing goals and a housing mission statement
21. City should issue bonds for housing development
22. Balance housing production (pace production of housing for all income levels)

**Housing Element Update Meeting Notes
Seniors -- May 22, 2001**

Ideas:

Shared housing programs (Project Match in Santa Clara).

Accommodate secondary dwelling units.

Senior units in the CBD.

Mixed use near transit.

Housing on school sites or other institutions with available land.

Review and change HOA restrictions on secondary dwelling units.

Rent caps/rent control

Maintain housing stock with rehabilitation/home improvement programs (new paint, etc.).

**Housing Element Update
Tri-City Homeless Coalition Meeting
May 5, 2001**

Notes from 5/9/01 community meeting at Sunrise Village (Housing Element)

1. Why can't the brick building at Dusterberry Way and Peralta Blvd be used to shelter homeless people?
2. Does the City take donation?
3. Does the City have the ability to draw funds from the federal surplus?
4. What does the City do in the area of fund raising or grant writing?
5. What is the City's process for converting commercially zoned land to residential use?
6. The City needs to let low-income people know when these issues (housing) come up so that they can voice their opinion.
7. How can American citizens be confident that government will look into our housing needs?
8. Where are we going to get the energy needed to power all this new housing that has to be developed?
9. Why does the government place so much value on money? Why do we need a plan (housing element)? Why don't we just do it (i.e., just build the houses)?
10. Why is it illegal to sleep outside?
11. None of us choose to be homeless. Society thinks that homeless people are a secret society or group that chooses not to work. We take pride in ourselves. We are functioning people. We want affordable housing.
12. We need more transitional housing. We need extended transitional housing. The 4-6 months that we are allowed to stay is just not enough. The programs are difficult to use.
13. I have been in the shelter for 4 months. I cannot leave Alameda County. I thought I could find a place in the \$600 range but I can't find it.

14. I work with people in Shelter Plus Program. Recipients are being assisted with certificates that they cannot use because they cannot find an apartment where they can use it because the rents are too high.
15. What happened to rent control?
16. Citizens do not have enough influence on where money is being spend.
17. Do we have a program to force developers to set aside a portion of the units as affordable in the housing developments they build?
18. One audience member suggested the following long-term Suggestions for Eliminating Constraints:
- ✓ Need to provide job training
 - ✓ Need to provide day care
 - ✓ Need to provide transportation
 - ✓ Need to bring job fair to the Shelter
19. We need to look at co-housing with shared common areas. Need to build more studios.
20. We should look at building low-income villages.
21. We need to look at building at higher densities, SROs, and hotels.
22. Why doesn't Fremont have rent control?
23. Why not have a program that provides vouchers for homeless people to be housed in vacant hotel rooms.
24. I notice that when the minimum wage goes up, so do rents.
25. Since it is illegal to sleep in your car, why not have drive-in campground where people can park their cars and sleep for the night.

Community Meeting – Overview of State Comments September 18, 2002

The City of Fremont held a community meeting to review comments received from the State Department of Housing and Community Development (HCD) on June 3, 2002 regarding the City's adopted Housing Element (February 2002). Staff summarized the State's comments as falling into four main areas noted below:

1. Clarifying minimum amounts of land to be rezoned, minimum densities and appropriate zoning:

Staff noted that the February 2002 Element provided amounts of land to be rezoned and designated density ranges, but that HCD felt that more specificity was needed. With regard to the site inventory staff noted an updated inventory would be developed.

Comments:

- a. *Why does the City need to accommodate more units? Staff explained that State law provides accommodation of the Regional Housing Need.*
- b. *If some sites are found to be unsuitable for residential development what will the City do? Staff explained that while not every site could be expected to be suitable. If some sites were found unsuitable either alternative sites would need to be found or increased density would be needed on the sites that remained. Staff asked for suggestions as to sites that could be developed or redeveloped with new housing units.*
- c. *It appears that some sites may be being counted twice? Staff indicated that maps would be prepared to demonstrate that double counting was not occurring.*

2. Address the need for larger-sized units:

Staff acknowledged that the need was identified in the Element and that a specific program would be developed to address this issue.

Comments: *The audience generally accepted this direction.*

3. Government Constraints:

Staff summarized the constraints identified by HCD as follows:

- *Housing Constraints for Disabled Persons should be analyzed and identified constraints should be removed*
- *Step densities cause uncertainty in the development process*
- *Constraints created by the R-G zoning district*

Comments:

- a. *Regarding Step densities it was noted that the process was most confusing for developers that were not familiar with Fremont and that it was different from the way most cities determined density allowances.*
- b. *The R-G zoning was noted as hard to navigate and also that it didn't allow for development within the entire density range. In order to achieve higher densities a rezoning was necessary.*

4. Continue Public Participation Process for revisions to the Element.

Staff noted that this was the first meeting and that subsequent meetings would be held to review and accept comments on draft revision proposals.

Community Meeting – Draft Revisions to the Housing Element October 7, 2002

The City of Fremont held a community meeting to present and receive comments on proposed revisions to the City's adopted Housing Element made in response to State comments on the Element. The following summarizes the staff presentation:

1. HOUSING PROGRAMS/ADEQUATE SITES:

a. Land Inventory and Map

The Land Inventory and Map have been revised (revision date: August 2002). The inventory details all of the sites by parcel and the map indicates the location. The key significance of the map is that it identifies by color-coding the location of the parcels according to Housing Element Program # (e.g. Program #9A, 10A, etc.). With these changes, it should now be clear that there is no duplicate counting of parcels within the various housing programs.

b. Elimination of Step Density Zoning

Newly revised Programs 16A and 16B commit the City to eliminating step density zoning.

c. Specific Commitments to Acreage/Density Rezoning

Revised Programs 9A, 9B, 9C, 10A, 10 B, and 19 provide a commitment of a specific amount of acreage to be rezoned and the proposed new zoning category.

d. New Construction Program Objectives Exceed Regional Housing Need Allocation by 20%

This provides a built-in "cushion" for the achievement of the RHNA objectives.

2. PROGRAMS TO MEET NEEDS OF LOW AND MODERATE INCOME HOUSEHOLDS

Program 13 B has been revised to include lower and moderate-income households.

3. GOVERNMENTAL CONSTRAINTS

a. Eliminate Step Density/Create incentives

The City has proposed to eliminate step density zoning and replace it with a more flexible multi-family zone. This new multi-family zone will establish a minimum density (which will usually be the mid-point of the range); provide for incentives such as modified parking standards, open space revisions and streamlined processing procedures; provide for a 25% density bonus applied to the top of the density range; and, provide for Planning Commission approval.

b. Park Fees

A new program has been added. Program #23B provides for a credit for park fees for approximately 1000 affordable units. The first priority for these credits is rental units affordable to very low and low-income households.

4. HOUSING CONSTRAINTS FOR DISABLED

New language added to address this issue.

5. PUBLIC PARTICIPATION

The City held a public meeting on September 18, 2002 to solicit comments and input on HCD's comment letter of June 2002. Copies of HCD's letter were available to participants during the meeting and the revised August 2002 land inventory was also available. Copies of the land inventory and map are being mailed to people who requested them, including representatives of EBHO, COR, BIA, Friends of Coyote Hills and seven private citizens. Today's meeting identifies the draft revisions to the Housing Element. The Planning Commission and City Council will hold subsequent public hearings.

6. OTHER

The City's Redevelopment Agency has adopted an "Affordable Housing Investment Strategy" which directs, among other things, that 80% of the City's housing tax increment for new construction be directed to affordable rental housing. This is described in Program #24.

The following comments were received:

1. While the draft revisions propose exceeding the Regional Housing Need, they do so for predominantly moderate and above moderate-income households. Why not provide more units for very low and low-income households?
2. Elimination of the Step Density process is good but how will it be implemented?
3. Look at creating hoops for developers that want to go below the minimum density rather than the way it is now e.g., have to rezone to get to higher densities.
4. The impact fee assistance to affordable housing projects is a good program. Consider a fee deferral program as well.
5. What additional things can be done to promote second dwelling units?
6. Look at parking reductions based upon population being served, proximity to transit, etc.
7. How will open space requirements be handled?

Housing Element Revisions Community Meeting – February 20, 2003

City staff presented an overview of the proposed revisions to the Housing Element. The following are the comments, suggestions and questions from those in attendance at the meeting.

1. Consider impact fee assistance or deferral for inclusionary units [Program 33].
2. Include parking requirements in the SB520 analysis [Program 44].
3. Consider adding “residential builders” and monitoring and expediting projects to Program 13B [Second Units].
4. Suggestion: Note the possibility that Highway 84 parcels could be used for affordable housing if not used for highway purposes.
5. What other cities were considered in evaluating the relationship between density and income levels [Reference assumptions regarding Programs 18-13]? *It was noted that Union City, Emeryville, Sunnyvale and San Mateo were among a number of cities analyzed.*
6. In addition to density requirements consider an overlay zone that would establish housing designated for a particular income level or levels. An overlay zone could include percentage of types of housing: e.g., very low, low, moderate.
7. Comment: Increased density may not equate with greater affordability.
8. Comment: Increased density could be linked to affordability through a “deeper” density bonus [Program 12].
9. Comment: Inclusionary housing better than increasing density. Higher densities could lead to the creation of smaller units while there is a need for larger units for families.
10. Why do lands along transit corridors include a lot of affordable units? *It was noted that proximity to transit could reduce land needed for parking and can therefore allow increased density. It was also noted that transit oriented projects are more competitive when requesting Proposition 46 [November 2002] funding.*
11. As an example, why was only one parcel used to meet the very low-income needs in Program 18, Table B? *It was noted that parcels, in general, were looked at for their ability to be able to accommodate higher densities. Some of the considerations included the size of the parcel, the ability to accommodate transition in development intensity, proximity to transit, services and parks.*
12. How does the concept of the “per bedroom / per unit” requirement for open space relate to the older flat percentage requirement? How would parking requirements compare? *It was noted that staff was evaluating these as part of the proposed R-3 zoning with the overall intent being that the standards would be developed to assure that prescribed densities would not be precluded by the proposed new standards.*

13. How will this affect “in-process” applications? *It was noted that this would be evaluated and a proposal as to how this should be addressed will be made as part of the report to the Planning Commission and Council.*
14. Regarding community outreach it was suggested that the City consider language on the notices targeted to specific interest groups and providing materials in different languages such as Spanish, Farsi, etc. Laura Gonzalez-Escoto and some of the attendees volunteered to "wordsmith" future invitations.

APPENDIX G: SITE PROVISIONS FOR EMERGENCY SHELTERS/TRANSITIONAL HOUSING

Conditional Use Permits for temporary shelters must address the following criteria:

1. Provide a minimum of three parking spaces on site, plus one additional space for each 10 beds.
2. Provide 120 square feet of indoor living area, plus an additional 50 square feet of living area for each additional person over two persons, not to exceed a total of 60 occupants, excluding staff.
3. Be an accessory use and not interfere with the principal use of the site.
4. If the criteria can be met, a permit may be issued for a period not to exceed one year.

Conditional Use Permits for permanent shelters must address the following criteria:

1. Provide a minimum of three parking spaces on site, plus one additional space for each 10 beds.
2. Provide 120 square feet of indoor living area, plus an additional 50 square feet of living area for each additional person over two persons, not to exceed a total of 60 occupants, excluding staff.
3. Propose hours of operation that are compatible with surrounding uses and activities.
4. Identify a maximum length of stay.
5. Demonstrate that the agency/organization operating the facility has the ability to manage the facility.
6. Meet building and fire regulations for shelter occupancies.
The regulations referenced in this section refer to those Uniform Building and Fire Code requirements of the State of California. Shelter occupancies may take the form of communal or group living quarters. In such instances, building and fire regulations for living spaces may differ from individual hotel or motel rooms. There are no special or local requirements for shelters relating to building or fire regulations.
7. Provide minimum exterior lighting levels in accordance with the City's security ordinance requirements.
8. Provide screening (10 feet of landscaping and a 4-8 foot high wall to separate the Homeless Shelter from adjacent residential uses.
The City of Fremont typically requires fencing and landscaping on the perimeter of all projects. On commercial projects, such as hotels and motels that abut residential land uses, a masonry wall, minimum of 6 feet high is required by code. A minimum 10 feet of landscaping is required on commercial projects where circulation features abut residential land uses and building setbacks are a minimum of 15 feet when adjacent residential uses, thereby, rendering a minimum of 15 feet of landscape screening.

Transitional housing is treated the same as permanent housing. In other words, if a transitional housing project is proposed it must meet requirements for the residential zone in which it is

located. If proposed in a commercial zone, a transitional housing facility could be considered a quasi-public use subject to the provisions of a Conditional Use Permit.

As compared with motels or hotels or other multi-family developments, the development of a shelter is less stringent in regards to physical improvement requirements such as parking, landscaping and fencing. Permanent Shelters, however, must maintain hours of operation, limit overall length of stay and the operator must demonstrate management capabilities. Unlike multi-family residential developments, permanent shelters are allowed to locate in commercial and/or industrial areas of the City providing additional opportunities for siting of such facilities.

APPENDIX H: RESIDENTIAL DISTRICT DEVELOPMENT STANDARDS

INTRODUCTION

In conjunction with adoption of the housing element, the City will revise the Land Use Element and the zoning ordinance to create a new R-3 multiple family residential zoning district. The new R-3 (Multiple-family residential) zoning district will implement (Program 11 of the Housing Element). The new R-3 district will establish the midpoint of the density range for residentially designated parcels as the minimum permitted density unless environmental constraints or historic preservation goals preclude achievement of the midpoint density. The high end of the density range will be indicated in the zoning label for each parcel of land (e.g., R-3-18).

RELATIONSHIP BETWEEN THE PROPOSED R-3 ZONE AND GENERAL PLAN LAND USE DENSITY RANGES:

The General Plan land use maps are of sufficient scale and specificity so that the land use designation for any parcel of land can be readily determined. This information is also available through the City's Geographic Information System at the Development Services Center computers in the Self Help area. Each site has an identifiable land use designation and a specified density range accompanies residential land use designations. The R-3 zone will be developed so that it may be applied to, and allow implementation of, various medium, high, and very high density ranges identified in table below:

MEDIUM, HIGH AND VERY HIGH RESIDENTIAL DENSITY RANGES

	Midpoint		
Medium	6.5	8.3	10
	11.0	13.0	15.0
	15.0	16.5	18.0
	18.0	20.5	23.0
High	23.0	25	27
	27	31	35
	35	42.5	50
Very High	50	60	70

PROPOSED R-3 DEVELOPMENT STANDARDS

The City is in the process of developing a new multiple-family residential zoning district (R-3) for the purposes of implementing Housing Element programs. The City will carefully evaluate the proposed standards, including but not limited to, open space, parking, height limits and setback requirements to assure that density levels prescribed by the General Plan land use designations as well as those density designations proposed in the Housing Element Implementation Programs can be achieved.

PROCEDURES FOR APPROVING PROJECTS UNDER THE PROPOSED R-3 ZONE

Projects developed within the new R-3 zone will be considered through the City's Site Plan and Architectural Approval Process by the Planning Commission. Density of a project would not be an influencing factor because the minimum densities will have been established at the time the General Plan land use and R-3 zoning are placed on given parcels of land. The Planning Commission's decision would be final unless appealed to the City Council.

Residential District Development Standards

ZONING DISTRICT	Minimum Lot Area	Minimum Lot Width	Minimum Front Yard Depth (1)	Minimum Rear Yard Depth (2), (3)		Minimum Side Yard Width (3), (4)				Minimum Street Corner Lot	Minimum Street Frontage	Maximum Building Height (5)	
				One Story	Two Story	Interior Side Yards						Principal Structure	Accessory Structure
						1 Story		2 Stories					
						Minimum	Total	Minimum	Total				
R-1-6	6,000 sq. ft.	55' Corner Lots 65'	20'	25'	25'	5'	12'	6'	15'	10'	35'	30'	12'
R-1-8	8,000 sq. ft.	70' Corner Lots 80'	25'	25'	30'	7'	16'	8'	20'	12-1/2'	35'	30'	12'
R-1-10	10,000 sq. ft.	80' Corner Lots 90'	25'	30'	35'	8'	20'	10'	20'	12-1/2'	35'	30'	12'
R-1-20/ RE-1/2	20,000 sq. ft.	100' Corner Lots 110'	35'	40'	40'	10'	25'	10'	25'	17-1/2'	35'	30'	12'
RE-1	40,000 sq. ft.	150' Corner Lots 160'	40'	50'	50'	20'	45'	20'	45'	20'	35'	30'	12'
R-2 One Family	6,000 sq. ft.	55' Corner Lots 65'	20'	25'	25'	5'	12'	6'	15'	10'	35'	30'	12'
R-2 Two Family	8,000 sq. ft.	70' Corner Lots 80'	25'	25'	30'	7'	16'	8'	20'	12-1/2'	35'	30'	12'

(1) For exceptions, see FMC 8-22202.

(2) For exceptions, see FMC 8-22204 and 8-22206 (see especially reverse).

(3) In R-1 districts rear and side yard requirements may be substituted for one another (FMC 8-2605(h)).

(4) Second story **ADDITIONS** may encroach to within the same side yard distances as those originally required for the one story structure (FMC 8-22205(c)).

(5) For building height definition, refer to FMC 8-2115.1 and/or Development Policy for the Hill Area.

(See reverse for Section 8-22206 "30% rule".)

Sec. 8-22206

- (b) Additions to single-family and two-family principal structures in residential districts may encroach into otherwise required rear yards to within ten feet of the rear lot line, provided that there remains an open space area in the required rear yard equal to seventy percent of the required rear yard area obtained by multiplying the otherwise required rear yard depth by the lot width.
- (c) In no instance shall the combined square footage of both accessory structures and building additions exceed thirty percent of the required rear yard.
- (d) No structure or addition projecting into the required rear yard shall exceed one story in height.

Appendix C - Vacant Land Inventory

Map ID Label	APN	New APN	Zoning	Lot Acre	Low Density	Mid Density	# Units Low Rounded	# Units Mid Rounded
205	543-282-9-2		P-99-5	0	0	0	0	
90	543-341-9-2	543-4571-7	P-99-5	0	0	0	0	
91	543-341-1-4	543-4571-4	P-99-5	0	0	0	0	
92	543-341-1-7	543-4571-3	P-99-5	0	0	0	0	
158	507-1031-2		R-1-6	0	0	0	0	
276	501-440-2-2	525-165-8-8	R-G-29	0	0	0	0	
87	507-106		P-97-5	0	0	0	0	
293	525-621-33-3	525-621-33-4	P-99-2	0	0	0	0	
89	507-465-18		P-99-3	0	0	0	0	
294	525-621-33-3	525-621-33-4	P-99-2	0	0	0	0	
295	525-621-33-3	525-621-33-4	P-99-2	0	0	0	0	
272	525 12-13		P-99-2	0	0	0	0	
		525 1201-2-2	P-99-2	0	0	0	0	
		525 1201-12	P-99-2	0	0	0	0	
		525 1201-11	P-99-2	0	0	0	0	
		525 1201-1	P-99-2	0	0	0	0	
13	543-4061-19		P-2000-24	0	0	0	0	
98	513-472-8-4		R-1-10	0	0	0	0	
99	513-472-9-4		R-1-10	0	0	0	0	
100	513-472-10-2		R-1-10	0	0	0	0	
102	513-473-12-9		R-1-10	0	0	0	0	
	<i>Subtotal</i>			0			0	
44	513-731-4		P-90-14(R)	2.70	0.25	0.67	1	
299	543-439-3-2		OS	289 *	0.25	0.67	72	
	<i>Subtotal</i>			291.70			73	
38	513-731-16		P-90-14(R)	1.10	0.5	1	1	
39	513-731-19		P-90-14(R)	0.21	0.5	1	1	
40	513-731-2		P-90-14(R)	0.14	0.5	1	1	
41	513-731-28		P-90-14(R)	0.35	0.5	1	1	
42	513-731-3		P-90-14(R)	0.41	0.5	1	1	
43	513-731-39		P-90-14(R)	0.96	0.5	1	1	
75	519-1198-4-6		P-2000-306	1.62	0.5	1	7	
15	513-265-36		P-76-3	0.43	0.5	1	1	
16	519-1674-1-7		P-76-3	0.40	0.5	1	1	
17	519-1674-2-3		P-76-3	0.81	0.5	1	1	
21	519-1699-1-1		P-84-1	0.93	0.5	1	1	

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Map ID Label	APN	New APN	Zoning	Lot Acre	Low Density	Mid Density	# Units Low Rounded	# Units Mid Rounded
22	519-170-4		P-84-1	0.54	0.5	1	1	
49	513-735-9		P-87-3(R)	1.02	0.5	1	1	
50	513-735-14		P-87-3(R)	0.54	0.5	1	1	
51	513-735-15		P-87-3(R)	0.55	0.5	1	1	
52	513-735-19		P-87-3(R)	0.88	0.5	1	1	
53	513-735-48		P-87-3(R)	0.50	0.5	1	1	
54	513-735-49		P-87-3(R)	0.53	0.5	1	1	
55	513-735-51		P-87-3(R)	1.27	0.5	1	1	
56	513-735-56		P-87-3(R)	0.50	0.5	1	1	
57	513-735-59		P-87-3(R)	0.50	0.5	1	1	
58	513-735-67		P-87-3(R)	0.77	0.5	1	1	
59	513-735-69		P-87-3(R)	0.69	0.5	1	1	
63	519-1188-1		P-90-13	0.68	0.5	1	2	
64	519-1713-5		P-90-13	1.10	0.5	1	1	
65	519-1713-8		P-90-13	0.83	0.5	1	1	
66	519-1713-9		P-90-13	0.92	0.5	1	1	
67	519-1713-10		P-90-13	1.16	0.5	1	1	
68	519-1713-1-8		P-90-13	2.22	0.5	1	1	
69	513-731-28		P-90-14	0.35	0.5	1	1	
70	513-325-5		P-90-17(R)	11.02	0.5	1	5	
79	513-280-6		P-96-11(R)	0.32	0.5	1	1	
80	513-280-8		P-96-11(R)	0.31	0.5	1	1	
81	513-280-9		P-96-11(R)	0.36	0.5	1	1	
82	513-280-12		P-96-11(R)	0.61	0.5	1	1	
83	513-280-13		P-96-11(R)	0.41	0.5	1	1	
84	513-265-46		P-96-12	1.12	0.5	1	1	
	<i>Subtotal</i>			37.05			48	
1	513-105-4		O-S	2.20	1	1.5	2	
6	519-1189-1		P	2.95	1	1.5	2	
300	519-1188-2		P	3.15	1	1.5	3	
148	507-31-8		R-1-40	1.05	1	1.5	1	
149	507-31-9		R-1-40	1.05	1	1.5	1	
150	507-32-		R-1-40	1.03	1	1.5	1	
151	507-32-1		R-1-40	1.01	1	1.5	1	
152	507-32-2		R-1-40	1.03	1	1.5	1	
	<i>Subtotal</i>			13.47			12	
20	519-1601-2-8		P-79-19	0.32	2	2.8	1	
29	519-1701-8-2		P-84-13	0.15	2	2.8	1	

Appendix C - Vacant Land Inventory

Map ID Label	APN	New APN	Zoning	Lot Acre	Low Density	Mid Density	# Units Low Rounded	# Units Mid Rounded
30	519-1701-1-5		P-84-13	0.39	2	2.8	1	
31	519-1701-5-2		P-84-13	0.46	2	2.8	1	
32	519-1701-60		P-84-13	0.34	2	2.8	1	
33	519-1701-6-2		P-84-13	0.34	2	2.8	1	
34	519-1701-6-5		P-84-13	0.99	2	2.8	1	
35	519-1701-6-8		P-84-13	0.71	2	2.8	1	
36	519-1709-3		P-84-13	3.01	2	2.8	6	
45	513-732-3		P-86-1(R)	3.03	2	2.8	6	
46	513-732-33		P-86-1(R)	1.77	2	2.8	3	
60	513-265-16		P-88-2(R)	0.41	2	2.8	1	
61	513-265-17		P-88-2(R)	0.33	2	2.8	1	
62	519-1245-67		P-88-8	2.27	2	2.8	4	
71	513-325-6		P-90-17(R)	1.60	2	2.8	3	
72	519-1726-57		P-90-9(R)	1.74	2	2.8	0	
76	519-1581-1-2		P-94-3	5.37	2	2.8	10	
77	519-1581-15-1		P-94-3	2.49	2	2.8	4	
78	519-1584-7-5		P-94-3	0.35	2	2.8	1	
85	513-265-33		P-96-12(H)	1.88	2	2.8	3	
86	513-305-6		P-97-4(F)/ P-97-4	1.84	2	2.8	3	
119	513-141-2		R-1-20 (H-I)	2.25	2	2.8	4	
124	513-305-17		R-1-20(H)(H-I)	0.12	2	2.8	1	
125	513-305-17		R-1-20(H)(H-I)	0.94	2	2.8	1	
126	513-401-16		R-1-20(H)(H-I)	0.01	2	2.8	1	
127	513-401-16		R-1-20(H)(H-I)	0.08	2	2.8	1	
128	513-401-16		R-1-20(H)(H-I)	0.14	2	2.8	1	
129	513-401-16		R-1-20(H)(H-I)	1.38	2	2.8	2	
130	513-736-27		R-1-20(H)(H-I)	0.30	2	2.8	1	
131	513-305-27		R-1-20(H-1)	0.10	2	2.8	1	
132	513-305-27		R-1-20(H-1)	0.83	2	2.8	1	
133	507-635-9		R-1-20(H-I)	0.22	2	2.8	1	
134	513-141-7		R-1-20(H-I)	0.28	2	2.8	1	
135	519-1585-1		R-1-20(H-I)	0.46	2	2.8	1	
136	519-1585-2		R-1-20(H-I)	1.37	2	2.8	2	
137	519-1601-20		R-1-20(H-I)	0.65	2	2.8	1	
138	519-1601-2-1		R-1-20(H-I)	0.41	2	2.8	1	
139	519-1601-69		R-1-20(H-I)	1.12	2	2.8	2	
140	519-1601-75		R-1-20(H-I)	0.46	2	2.8	1	
142	513-141-6		R-1-20(H-I)(R)	2.00	2	2.8	4	
143	513-305-21		R-1-20(H-I)(R)	0.95	2	2.8	1	
144	513-305-29-3		R-1-20(H-I)(R)	0.53	2	2.8	1	

Appendix C - Vacant Land Inventory

Map ID Label	APN	New APN	Zoning	Lot Acre	Low Density	Mid Density	# Units Low Rounded	# Units Mid Rounded
145	513-305-42		R-1-20(H-I)(R)	1.29	2	2.8	2	
146	513-305-43		R-1-20(H-I)(R)	3.83	2	2.8	7	
147	513-305-54		R-1-20(H-I)(R)	1.00	2	2.8	2	
	<i>Subtotal</i>			50.49			94	
88	525-309-2		P-98-12(R)	3.36	3	4		
117	525-309-3		P-98-12(R)	1.65	3	4		
		525-309-73	P-98-12(R)		3	4	1	
		525-309-74	P-98-12(R)		3	4	1	
		525-309-75	P-98-12(R)		3	4	1	
		525-309-76	P-98-12(R)		3	4	1	
		525-309-77	P-98-12(R)		3	4	1	
		525-309-78	P-98-12(R)		3	4	1	
		525-309-79	P-98-12(R)		3	4	1	
		525-309-8	P-98-12(R)		3	4	1	
		525-309-81	P-98-12(R)		3	4	1	
		525-309-82	P-98-12(R)		3	4	1	
		525-309-83	P-98-12(R)		3	4	0	
47	513-727-5		P-86-3	0.45	3	4	1	
93	507-4502-5		R-1-10	0.44	3	4	1	
94	507-50-18		R-1-10	0.46	3	4	1	
95	507-50-19		R-1-10	0.46	3	4	1	
96	513-265-34		R-1-10	2.13	3	4	1	
97	513-472-7		R-1-10	1.09	3	4	6	
101	513-473-2-2		R-1-10	1.09	3	4	3	
103	513-473-12-10		R-1-10	10.23	3	4	3	
104	513-720-1		R-1-10	1.78	3	4	30	
105	519-1668-7-5		R-1-10	0.38	3	4	5	
106	525-105-51		R-1-10	1.00	3	4	1	
107	525-251-59-2		R-1-10	1.45	3	4	3	
108	513-401-27		R-1-10(H)(H-1)	0.05	3	4	4	
109	513-401-27		R-1-10(H)(H-1)	0.66	3	4	1	
110	513-401-45		R-1-10(H)(H-1)	0.01	3	4	1	
111	513-401-45		R-1-10(H)(H-1)	0.33	3	4	1	
112	513-401-46		R-1-10(H)(H-1)	0.03	3	4	1	
113	513-401-46		R-1-10(H)(H-1)	0.26	3	4	1	
114	519-159-9-9		R-1-10(H-I)	0.25	3	4	1	
115	519-1611-5-6		R-1-10(H-I)	0.44	3	4	1	
116	519-1661-1-8		R-1-10(H-I)	1.08	3	4	1	
118	525-1659-5-4		R-1-10(H-I)(R)	0.23	3	4	3	

Appendix C - Vacant Land Inventory

Map ID Label	APN	New APN	Zoning	Lot Acre	Low Density	Mid Density	# Units Low Rounded	# Units Mid Rounded
120	513-380-3		P-2001-33	8.88	3	4		
121	513-380-5		P-2001-33	0.56	3	4		
		513-380-1	P-2001-33		3	4	1	
		513-380-2	P-2001-33		3	4	1	
		513-380-3	P-2001-33		3	4	1	
		513-380-4	P-2001-33		3	4	1	
		513-380-5	P-2001-33		3	4	1	
		513-380-7	P-2001-33		3	4	1	
		513-380-8	P-2001-33		3	4	1	
		513-380-9	P-2001-33		3	4	1	
		513-380-12	P-2001-33		3	4	1	
		513-380-13	P-2001-33		3	4	1	
		513-380-14	P-2001-33		3	4	1	
		513-380-15	P-2001-33		3	4	1	
		513-380-16	P-2001-33		3	4	1	
		513-380-17	P-2001-33		3	4	1	
		513-380-18	P-2001-33		3	4	1	
		513-380-19	P-2001-33		3	4	1	
		513-380-2-	P-2001-33		3	4	1	
		513-380-21	P-2001-33		3	4	1	
		513-380-22	P-2001-33		3	4	1	
		513-380-23	P-2001-33		3	4	1	
		513-380-24	P-2001-33		3	4	1	
		513-380-25	P-2001-33		3	4	1	
		513-380-26	P-2001-33		3	4	1	
		513-380-27	P-2001-33		3	4	1	
		513-380-28	P-2001-33		3	4	1	
		513-380-29	P-2001-33		3	4	1	
		513-380-3	P-2001-33		3	4	1	
122	513-401-43		R-1-20(H)(H-1)	0.10	3	4	1	
123	513-401-43		R-1-20(H)(H-1)	0.44	3	4	1	
167	507-785-75		R-1-6	0.20	3	4	1	
168	507-785-76		R-1-6	0.17	3	4	1	
169	507-785-77		R-1-6	0.23	3	4	1	
170	507-785-78		R-1-6	0.18	3	4	1	
171	507-785-79		R-1-6	0.59	3	4	1	
	<i>Subtotal</i>			40.70			115	
73	519-1197-80		P-92-4	3.78	4	5		
74	519-1205-7-902		P-92-4	2.44	4	5		

Appendix C - Vacant Land Inventory

Map ID Label	APN	New APN	Zoning	Lot Acre	Low Density	Mid Density	# Units Low Rounded	# Units Mid Rounded
		519-1197-8-2	P-92-4		4	5	1	
		519-1197-8-3	P-92-4		4	5	1	
		519-1197-8-4	P-92-4		4	5	1	
		519-1197-8-5	P-92-4		4	5	1	
		519-1197-8-6	P-92-4		4	5	1	
		519-1197-8-7	P-92-4		4	5	1	
		519-1197-8-8	P-92-4		4	5	1	
		519-1197-8-9	P-92-4		4	5	1	
		519-1197-9	P-92-4		4	5	1	
244	507-125-9-1		R-1-8	0.48	4	5	1	
246	519-1198-60		R-1-8	0.72	4	5	2	
247	519-1202-88-7		R-1-8	0.21	4	5	1	
248	525-351-65		R-1-8	0.10	4	5	1	
253	507-245-22-2		R-1-8 (H)	0.15	4	5	1	
254	525-351-64		R-1-8(F-W	0.35	4	5	1	
255	507-587-4		R-1-8(H-1)	0.30	4	5	1	
256	513-475-14		R-1-8(H-I	0.18	4	5	1	
257	507-590-3		R-1-8(H-I)	0.90	4	5	3	
258	507-590-4-1		R-1-8(H-I)	1.64	4	5	6	
259	507-787-73		R-1-8(H-I)	0.15	4	5	1	
260	525-425-5		R-1-8(H-I)	4.86	4	5	19	
	<i>Subtotal</i>			16.26			47	
163	507-435-3-4		R-1-6	0.90	5	6	4	
164	507-527-38		R-1-6	1.70	5	6	8	
9	519-1445-4		P-2000-114	2.47	5	6		
		519-1446-1	P-2000-114		5	6	1	
		519-1446-2	P-2000-114		5	6	1	
		519-1446-3	P-2000-114		5	6	1	
		519-1446-4	P-2000-114		5	6	1	
		519-1446-5	P-2000-114		5	6	1	
		519-1446-6	P-2000-114		5	6	1	
		519-1446-7	P-2000-114		5	6	1	
		519-1446-8	P-2000-114		5	6	1	
10	507-20-7-2		P-2000-141	0.79	5	6	1	
18	501-1822-6		P-77-6	0.34	5	6	1	
8	519-1701-4-3		P(R)	0.53	5	6	2	
153	501-4207-6		R-1-6	1.47	5	6	7	
154	501-355-1		R-1-6	0.48	5	6	2	
155	501-648-4		R-1-6	1.07	5	6	5	

Appendix C - Vacant Land Inventory

Map ID Label	APN	New APN	Zoning	Lot Acre	Low Density	Mid Density	# Units Low Rounded	# Units Mid Rounded
156	501-1822-3		R-1-6	1.40	5	6	6	
157	507-18-3		R-1-6	0.43	5	6	2	
159	507-95-12-2		R-1-6	0.41	5	6	2	
161	507-400-5		R-1-6	0.29	5	6	1	
162	507-430-5		R-1-6	2.04	5	6	10	
166	507-590-11		R-1-6	1.60	5	6	8	
172	507-7931-97		R-1-6	0.89	5	6	4	
173	519-108-4-7		R-1-6	2.66	5	6	13	
174	525-8011-23		R-1-6	0.63	5	6	3	
175	525-802-33-3		R-1-6	0.10	5	6	1	
176	525-802-33-3		R-1-6	0.99	5	6	4	
177	510-1278-5-1	501-1278-5-1	R-1-6	0.37	5	6	1	
179	525-1282-35		R-1-6	0.51	5	6	2	
180	525-1662-58		R-1-6	0.14	5	6	1	
181	525-1662-59		R-1-6	0.14	5	6	1	
182	525-1662-60		R-1-6	0.14	5	6	1	
184	525-1662-61		R-1-6	0.15	5	6	1	
185	525-1662-62		R-1-6	0.24	5	6	1	
186	525-1662-63		R-1-6	0.16	5	6	1	
187	525-1662-64		R-1-6	0.14	5	6	1	
188	525-1662-65		R-1-6	0.14	5	6	1	
189	525-1662-66		R-1-6	0.14	5	6	1	
190	525-1662-67		R-1-6	0.14	5	6	1	
191	525-1662-68		R-1-6	0.14	5	6	1	
192	525-1662-69		R-1-6	0.14	5	6	1	
193	525-1662-70		R-1-6	0.14	5	6	1	
194	525-1662-71		R-1-6	0.15	5	6	1	
195	525-1662-73		R-1-6	0.14	5	6	1	
196	525-1662-74		R-1-6	0.15	5	6	1	
197	525-1662-75		R-1-6	0.15	5	6	1	
198	525-1662-76		R-1-6	0.14	5	6	1	
199	525-1662-77		R-1-6	0.14	5	6	1	
200	507-430-8		R-1-6	0.75	5	6	4	
201	525-1662-78		R-1-6	0.15	5	6	1	
202	525-1662-79		R-1-6	0.22	5	6	1	
203	525-1662-80		R-1-6	0.21	5	6	1	
204	531-1212-5-2		R-1-6	1.19	5	6	5	
183	501-140-8		R-1-6	0.19	5	6	1	
206	507-850-3-2		R-1-6 (H)	0.27	5	6	1	
207	501-499-88		R-1-6(CSPC)	1.97	5	6	9	

Appendix C - Vacant Land Inventory

Map ID Label	APN	New APN	Zoning	Lot Acre	Low Density	Mid Density	# Units Low Rounded	# Units Mid Rounded
210	507-95-12-2		R-1-6(H)(R)	0.41	5	6	2	
211	513-461-54		R-1-6(H-1)	0.40	5	6	2	
212	519-1676-84		R-1-6(H-1)	0.46	5	6	2	
213	513-265-35		R-1-6(HI)	0.37	5	6	1	
214	507-700-9		R-16(H-I)	0.37	5	6	1	
215	507-100-21		R-1-6(H-I)	0.23	5	6	1	
216	507-124-1-2		R-1-6(H-I)	1.73	5	6	8	
217	507-124-2-11		R-1-6(H-I)	0.96	5	6	4	
218	507-124-2-12		R-1-6(H-I)	6.17	5	6	10	
219	507-175-6-1		R-1-6(H-I)	0.11	5	6	1	
220	507-175-6-2		R-1-6(H-I)	0.05	5	6	1	
221	507-630-2-1		R-1-6(H-I)	1.95	5	6	9	
224	507-690-13		R-1-6(H-I)	0.54	5	6	2	
225	507-700-32		R-1-6(H-I)	0.21	5	6	1	
226	507-803-34		R-1-6(H-I)	0.14	5	6	1	
227	525-430-2-4		R-1-6(H-I)	5.06	5	6	25	
228	513-450-51-2		R-1-6(H-I)	11.84	5	6	59	
229	519-1453-48-5		R-1-6(H-I)	0.13	5	6	1	
230	525-275-4-2		R-1-6(H-I)	4.45	5	6	22	
231	525-275-6-4		R-1-6(H-I)	2.65	5	6	13	
232	525-1662-72		R-1-6(H-I)	0.14	5	6	1	
233	525-1662-81		R-1-6(H-I)	0.23	5	6	1	
234	525-1662-82		R-1-6(H-I)	0.20	5	6	1	
235	525-1662-83		R-1-6(H-I)	0.25	5	6	1	
236	525-1662-84		R-1-6(H-I)	0.15	5	6	1	
237	525-1662-85		R-1-6(H-I)	0.29	5	6	1	
238	525-1662-86		R-1-6(H-I)	0.34	5	6	1	
239	525-1662-87		R-1-6(H-I)	0.31	5	6	1	
240	525-1662-88		R-1-6(H-I)	0.31	5	6	1	
241	525-1662-89		R-1-6(H-I)	0.55	5	6	2	
242	525-1662-90		R-1-6(H-I)	0.32	5	6	1	
243	507-850-8-4		R-1-6(H-I)(R)	1.02	5	6	5	
301	513-604-6		R-1-8(H)(H-I)	0.28	5	6	1	
249	543-319-28		R-1-8	0.15	5	6	1	
250	543-319-3		R-1-8	0.22	5	6	1	
251	543-319-31		R-1-8	0.16	5	6	1	
252	543-319-32		R-1-8	0.16	5	6	1	
261	507-789-28		R-1-X-6.0(H-1)	0.16	5	6	1	
262	525-430-2-4		R-1-X-6.5	0.33	5	6	1	
281	507-430-9		R-G-29	0.95	5	6	4	

Appendix C - Vacant Land Inventory

Map ID Label	APN	New APN	Zoning	Lot Acre	Low Density	Mid Density	# Units Low Rounded	# Units Mid Rounded
165	507-527-39		R-1-6	1.90	5	6	9	
263	501-1822-4		R-2	3.97	5	6	19	
160	507-125-4-2		P-2000-237	1.10	5	6	6	
209	507-850-51-7		R-1-6(H)(H-I)(R)	2.80	5	6	16	
	<i>Subtotal</i>			84.36			381	
	Low Density Total			534.03			770	
2	501-521-2-10		P(CSPC)	0.50	6.5	8.3		4
3	501-521-13-15		P(CSPC)	0.14	6.5	8.3		1
4	501-521-16		P(CSPC)	0.95	6.5	8.3		7
7	513-504-105-1		P(H)(H-I)	0.67	6.5	8.3		5
14	525-125-17-20	525-125-6-2	P-69-2	0.93	6.5	8.3		7
19	543-415-313		P-78-3	0.41	6.5	8.3		3
48	513-4742-5		P-87-23	0.13	6.5	8.3		1
289	525-645-12		P-2000-289	1.79	6.5	8.3		
		525-6451-34	P-2000-289		6.5	8.3		1
		525-6451-31	P-2000-289		6.5	8.3		1
		525-6451-32	P-2000-289		6.5	8.3		1
		525-6451-33	P-2000-289		6.5	8.3		1
		525-6451-34	P-2000-289		6.5	8.3		1
		525-6451-35	P-2000-289		6.5	8.3		1
		525-6451-36	P-2000-289		6.5	8.3		1
		525-6451-37	P-2000-289		6.5	8.3		1
		525-6451-38	P-2000-289		6.5	8.3		1
		525-6451-38	P-2000-289		6.5	8.3		1
		525-6451-39	P-2000-289		6.5	8.3		1
		525-6451-4	P-2000-289		6.5	8.3		1
		525-6451-41	P-2000-289		6.5	8.3		0
178	525-1282-21-4		R-1-6	2.56	6.5	8.3		21
274	513-610-7		R-G-24(H)(H-1)	0.26	6.5	8.3		2
208	513-1146-86-7		R-1-6(H)(H-I)	1.74	6.5	8.3		14
222	507-660-2		R-1-6(H-I)	0.69	6.5	8.3		5
245	507-645-17-2		R-1-8(H)	1.08	6.5	8.3		8
264	525-165-4-2		R-2	1.52	6.5	8.3		12
265	525-165-5		P-2000-151	2.14	6.5	8.3		
		525-165-9-4	P-2000-151		6.5	8.3		8
		525-165-8-7	P-2000-151		6.5	8.3		5
	<i>Subtotal</i>			15.49				115

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Map ID Label	APN	New APN	Zoning	Lot Acre	Low Density	Mid Density	# Units Low Rounded	# Units Mid Rounded
296	519-101-1-3-3		P-2002-76	15.46	11	13		194
37	543-461-3		P-81-6	1.19	11	13		15
11	501-131-3-4		P-2000-142	0.36	11	13		4
268	501-131-3-3		P-2000-142	3.57	11	13		56
297	525-611-32-2		R-G-40	0.50	11	13		6
298	543-394-29-2		R-G-40	0.94	11	13		12
	Subtotal			22.02				287
12	525-6-28		P-2000-161	0.34	15	16.5		5
23	525-641-5		P-84-12	0.23	15	16.5		3
24	525-641-6		P-84-12	0.22	15	16.5		3
25	525-641-8		P-84-12	0.10	15	16.5		1
26	525-641-11		P-84-12	0.28	15	16.5		4
27	525-641-12		P-84-12	0.39	15	16.5		6
28	525-641-13		P-84-12	0.32	15	16.5		5
277	501-440-6-2		R-G-29	0.76	15	16.5		12
278	501-440-7-3		R-G-29	0.32	15	16.5		5
279	501-440-9-		R-G-29	0.95	15	16.5		15
280	501-802-23		R-G-29	0.19	15	16.5		3
282	525-605-8-1		R-G-29	0.36	15	16.5		5
283	525-605-10-1		R-G-29	0.69	15	16.5		11
284	525-605-13		R-G-29	0.18	15	16.5		2
285	525-605-14	525-165-4-2	R-G-29	1.06	15	16.5		17
286	525-641-2-1		R-G-29	0.24	15	16.5		3
287	525-641-2-7		R-G-29	0.14	15	16.5		2
288	525-645-4-2		R-G-29	0.40	15	16.5		6
290	525-645-13-1		R-G-29	0.74	15	16.5		12
291	525-661-4-4		R-G-29	1.21	15	16.5		19
292	525-661-2-7		R-G-29	0.23	15	16.5		3
	Subtotal			9.37				142
5	501-156-7-5		P	0.99	18	20.5		10
269	501-930-18		R-G-24	0.43	18	20.5		8
270	501-930-19		R-G-24	0.43	18	20.5		8
271	501-930-23-3		R-G-24	0.25	18	20.5		5
273	543-2471-63-2		R-G-24	1.11	18	20.5		22
275	513-610-24		R-G-24(H)(H-I)	0.17	18	20.5		3
	Subtotal			3.38				56

Appendix C - Vacant Land Inventory

Map ID Label	APN	New APN	Zoning	Lot Acre	Low Density	Mid Density	# Units Low Rounded	# Units Mid Rounded
302	501-731-1		P-2001-160	0.76	23	25		16
266	501-730-7-2		P-2000-164	0.60	23	25		15
267	501-730-4		P-2000-164	0.15	23	25		3
	<i>Subtotal</i>			1.52				34
Low Density Total				534.03			770	
Mid Density Total				51.78				634
Grand Total				586.53				1404

* The acreage number for map label 299 (543 043900302) does not include a 141 acre area encumbered by an agricultural easement.

Appendix D - Underutilized Land Inventory

Map ID Label	APN	New APN	Zoning	Lot Acre	Low Density	Mid Density	# Units Low Rounded	# Units Mid Rounded
445	513-305-1-3	513-305-29-3	P-90-5(H)	10.04	2	2.75	20	
456	513-613-5		R-1-20(H-I)	0.56	2	2.75	1	
	<i>Subtotal</i>			10.60			21	
443	513-726-1		P-86-11(F)	2.76	3	4	8	
450	525-105-42		R-1-10	1.44	3	4	4	
451	543-336-2-4		R-1-10	0.50	3	4	1	
453	525-105-42		R-1-10	1.44	3	4	4	
602	513-472-5-2		A	4.41	3	4	13	
	<i>Subtotal</i>			10.55			31	
452	507-35-9-		R-1-10	0.83	4	5	3	
512	513-485-7-5		R-1-8	0.74	4	5	2	
545	513-713-14-1		R-1-8(H-I)	2.61	4	5	10	
584	501-147-1-5		R-I-6	0.40	4	5	1	
600	513-601-69-3		R-1-8 (H-I)	4.31	4	5	17	
	<i>Subtotal</i>			8.89			34	
410	501-51-8		P(CSPC)	0.23	5	6	1	
447	501-51-1		P-98-2	0.93	5	6	4	
449	513-472-6	513-472-6-2	R-1-10	1.18	5	6	5	
454	513-401-31		R-1-10(H)(H-I)	0.70	5	6	3	
463	519-1703-4-7		R-1-6	2.23	5	6	11	
465	543-300-13-2		R-1-6	0.98	5	6	4	
466	501-231-18-2		R-1-6	0.41	5	6	2	
467	525-45-6		R-1-6	0.29	5	6	1	
470	507-527-4	507-527-4-2	R-1-6	1.04	5	6	5	
471	501-4201-1		R-1-6	0.46	5	6	2	
472	543-328-27-1		R-1-6	0.93	5	6	4	
475	501-536-51		R-1-6(CSPC)	0.28	5	6	1	
477	501-536-55		R-1-6(CSP	0.21	5	6	1	
479	501-51-1		R-1-6(CSPC)	0.27	5	6	1	
480	501-51-2		R-1-6(CSPC)	0.24	5	6	1	
484	501-51-6-1		R-1-6(CSPC)	0.74	5	6	3	
486	501-51-7-2		R-1-6(CSPC)	0.23	5	6	1	

Appendix D - Underutilized Land Inventory

Map ID Label	APN	New APN	Zoning	Lot Acre	Low Density	Mid Density	# Units Low Rounded	# Units Mid Rounded
487	501-51-9		R-1-6(CSPC)	0.30	5	6	1	
489	507-176-3		R-1-6(H)	0.35	5	6	1	
493	507-175-7		R-1-6(H)	0.52	5	6	2	
494	507-115-2-1		R-1-6(H-1)(R)	0.51	5	6	2	
497	507-705-5		R-1-6(H-I)	0.29	5	6	1	
499	507-506-6		R-1-6(H-I)	0.21	5	6	1	
500	507-1000-2		R-1-6(H-I)	0.22	5	6	1	
506	507-850-17		R-1-6(H-I)	0.46	5	6	2	
507	507-700-11		R-1-6(H-I)	0.20	5	6	1	
508	507-705-4-		R-1-6(H-I)	0.26	5	6	1	
509	513-45-5-10		R-1-6(H-I)	3.12	5	6	15	
528	507-24-2		R-1-8 (H)	0.23	5	6	1	
549	525-486-11-2		R-1-X-6.5	0.74	5	6	3	
585	501-147-1-6		R-I-6	0.41	5	6	2	
586	507-300-2-1		R-I-6	6.03	5	6	30	
587	501-703-3-3		R-I-6	0.87	5	6	4	
595	507-377-7-10		R-I-6	0.60	5	6	3	
596	501-1403-1-3		R-I-6	0.64	5	6	3	
597	501-648-2-		R-I-6	1.40	5	6	7	
601	543-296-6-4		R-1-6	3.21	5	6	16	
605	543-300-3-2		R-1-6	0.20	5	6	1	
611	543-300-2-2		R-1-6	0.32	5	6	1	
613	543-300-1-4		R-1-6	0.53	5	6	2	
615	543-4101-8		P-95-1	1.62	5	6	8	
	<i>Subtotal</i>			34.58			164	
	Low Density Total			64.63			250	
412	501-521-1-3		P(CSPC)	0.46	6.5	8.25		3
413	501-521-13-4		P(CSPC)	0.53	6.5	8.25		4
414	501-521-13-5		P(CSPC)	0.50	6.5	8.25		4
415	501-521-13-6		P(CSPC)	0.78	6.5	8.25		6
416	501-521-13-7		P(CSPC)	0.71	6.5	8.25		5
417	501-521-13-11		P(CSPC)	0.23	6.5	8.25		1
418	501-521-13-13		P(CSPC)	1.40	6.5	8.25		11
419	501-521-13-16		P(CSPC)	0.39	6.5	8.25		3

Appendix D - Underutilized Land Inventory

Map ID Label	APN	New APN	Zoning	Lot Acre	Low Density	Mid Density	# Units Low Rounded	# Units Mid Rounded
420	501-521-17		P(CSPC)	0.91	6.5	8.25		7
421	501-522-2		P(CSPC)	1.48	6.5	8.25		12
423	501-526-2		P(CSPC)	0.71	6.5	8.25		5
424	501-526-4-3		P(CSPC)	0.33	6.5	8.25		2
425	501-526-4-8		P(CSPC)	0.86	6.5	8.25		7
426	501-526-4-9		P(CSPC)	0.35	6.5	8.25		2
427	501-526-4-11		P(CSPC)	0.50	6.5	8.25		4
428	501-526-4-13		P(CSPC)	0.45	6.5	8.25		3
429	501-526-4-14		P(CSPC)	0.27	6.5	8.25		2
430	501-526-4-15		P(CSPC)	0.34	6.5	8.25		2
433	501-526-15		P(CSPC)	0.19	6.5	8.25		1
434	501-526-2	501-527-3	P-2000-244	0.51	6.5	8.25		1
436	501-521-13-8		P(CSPC)	0.68	6.5	8.25		5
438	501-607-4		P-69-6	0.24	6.5	8.25		1
495	507-66-13		R-1-6(H-I)	0.72	6.5	8.25		4
513	507-245-31		R-1-8 (H)	0.17	6.5	8.25		1
514	507-31-6		R-1-8 (H)	0.17	6.5	8.25		1
515	507-32-1		R-1-8 (H)	0.22	6.5	8.25		1
519	507-32-12		R-1-8 (H)	0.17	6.5	8.25		1
520	507-255-17		R-1-8 (H)	0.41	6.5	8.25		3
522	507-26-3-1		R-1-8 (H)	0.17	6.5	8.25		1
523	507-26-5		R-1-8 (H)	0.20	6.5	8.25		1
524	507-321-7-		R-1-8 (H)	0.19	6.5	8.25		1
525	507-305-7-1		R-1-8 (H)	0.21	6.5	8.25		1
527	507-26-16-1		R-1-8 (H)	0.34	6.5	8.25		2
529	507-25-15		R-1-8 (H)	0.17	6.5	8.25		1
530	507-265-5		R-1-8 (H)	0.26	6.5	8.25		2
531	507-321-9		R-1-8 (H)	0.16	6.5	8.25		1
532	507-32-8		R-1-8 (H)	0.19	6.5	8.25		1
533	507-286-4		R-1-8 (H)	0.17	6.5	8.25		1
535	507-323-14		R-1-8 (H)	0.19	6.5	8.25		1
539	507-255-2		R-1-8 (H)	0.22	6.5	8.25		1
540	507-323-24-2		R-1-8 (H)	0.21	6.5	8.25		1
541	507-162-5		R-1-8(H)	0.21	6.5	8.25		1
542	507-16-9		R-1-8(H)	0.26	6.5	8.25		2
546	507-645-4-5		R-1-8(H-I)	0.19	6.5	8.25		1

Appendix D - Underutilized Land Inventory

Map ID Label	APN	New APN	Zoning	Lot Acre	Low Density	Mid Density	# Units Low Rounded	# Units Mid Rounded
550	501-731-13		R-2	0.20	6.5	8.25		1
551	501-731-34		R-2	0.18	6.5	8.25		1
552	501-731-31		R-2	0.18	6.5	8.25		1
553	513-61-6		R2(H)(H-I)	0.17	6.5	8.25		1
554	513-61-11		R2(H)(H-I)	0.17	6.5	8.25		1
555	513-61-4		R2(H)(H-I)	0.34	6.5	8.25		2
556	513-61-3		R2(H)(H-I)	0.17	6.5	8.25		1
432	501-526-12-4		P(CSPC)	1.42	6.5	8.25		11
616	543-336-24		R-1-6	0.79	6.5	8.25		7
617	543-336-23		R-1-6	1.97	6.5	8.25		16
435	501-526-17-2		P-2000-244	3.23	6.5	8.25		
		501-527-31	P-2000-244					1
		501-527-32	P-2000-244					1
		501-527-33	P-2000-244					1
		501-527-34	P-2000-244					1
		501-527-35	P-2000-244					1
		501-527-36	P-2000-244					1
		501-527-37	P-2000-244					1
		501-527-38	P-2000-244					1
		501-527-39	P-2000-244					1
		501-527-4	P-2000-244					1
		501-527-41	P-2000-244					1
		501-527-42	P-2000-244					1
		501-527-43	P-2000-244					1
		501-527-44	P-2000-244					1
		501-527-45	P-2000-244					1
		501-527-46	P-2000-244					1
		501-527-47	P-2000-244					1
		501-527-48	P-2000-244					1
		501-527-49	P-2000-244					1
		501-527-5	P-2000-244					1
		501-527-51	P-2000-244					1
		501-527-52	P-2000-244					1
411	501-521-3-2		P(CSPC)	2.01	6.5	8.25		16
422	501-526-1-10		P(CSPC)	2.17	6.5	8.25		17
	<i>Subtotal</i>			31.05				218.00

Appendix D - Underutilized Land Inventory

Map ID Label	APN	New APN	Zoning	Lot Acre	Low Density	Mid Density	# Units Low Rounded	# Units Mid Rounded
437	513-505-28		R-G-29(H)(H-I)	0.21	15	16.5		3
458	507-43-12-2		R-1-6	0.54	15	16.5		8
570	519-119802		R-G-24	1.30	15	16.5		21
575	525-641-2		R-G-29	0.15	15	16.5		2
576	501-667-9-3		R-G-29	0.31	15	16.5		5
577	525-43983		R-G-29	0.30	15	16.5		4
578	501-45616		R-G-29	0.20	15	16.5		3
579	501-667-9-5		R-G-29	0.31	15	16.5		5
580	507-798-3-		R-G-29	0.86	15	16.5		14
592	501-74-12-3		R-I-6	0.22	15	16.5		3
599	513-505-28		R-G-29(H)(H-I)	0.21	15	16.5		3
614	525-611-53		R-G-29	0.75	15	16.5		12
603	525-641-7		R-G-29	0.14	15	16.5		2
604	525-641-9		R-G-29	0.17	15	16.5		2
606	525-641-2-9		R-G-29	0.16	15	16.5		2
607	525-641-1		R-G-29	0.16	15	16.5		2
608	525-641-3		R-G-29	0.23	15	16.5		3
609	525-641-4		R-G-29	0.25	15	16.5		4
610	525-661-2-5		R-G-29	0.24	15	16.5		3
612	525-605-11-1		R-G-29	0.29	15	16.5		4
446	507-46113		P-94-2	13.99	15	16.5		230
	<i>Subtotal</i>			20.99				335
568	501-985-21-		R-G-24	0.15	18	20.5		3
569	501-985-8-		R-G-24	0.14	18	20.5		2
571	501-93-6-		R-G-24(CSPC)	0.27	18	20.5		5
572	501-93-7-3		R-G-24(CSPC)	0.17	18	20.5		3
573	501-93-14-		R-G-24(CSPC)	0.17	18	20.5		3
574	513-61-12-		R-G-24(H)	0.17	18	20.5		3
	<i>Subtotal</i>			1.08				19
444	501-1470-7		R-G-19	0.23	23	25		5
559	501-73-15-2		R-G-19	0.19	23	25		4
560	501-147-2-302		R-G-19	0.39	23	25		9

Appendix D - Underutilized Land Inventory

Map ID Label	APN	New APN	Zoning	Lot Acre	Low Density	Mid Density	# Units Low Rounded	# Units Mid Rounded
561	501-1475		R-G-19	0.23	23	25		5
562	501-1476		R-G-19	0.23	23	25		5
564	501-551-24		R-G-19(CSPC)	0.29	23	25		7
565	501-551-25		R-G-19(CSPC)	0.23	23	25		5
566	501-551-18-2		R-G-19(CSPC)	0.41	23	25		10
567	501-551-2		R-G-19(CSPC)	0.23	23	25		5
581	501-1477		R-G-19	0.23	23	25		5
	<i>Subtotal</i>			2.65				60
	Low Density Total			64.63			250	
	Mid Density Total			55.78				632
	Grand Total			120.40				882

Appendix E - Program Land Inventory

Program Code - Vacant	Map ID Label	APN	Zoning	Lot Acre	Low Density	Mid Density	# Units Low Rounded	# Units Mid Rounded
18	2	501-521-2-10	P(CSPC)	0.50	6.5	8.3	3	4
18	3	501-521-13-15	P(CSPC)	0.14	6.5	8.3	1	1
18	4	501-521-16	P(CSPC)	0.95	6.5	8.3	6	7
18	7	513-504-5-1	P(H)(H-I)	0.67	6.5	8.3	4	5
18	160	507-125-4-2	P-2000-237	1.10	6.5	8.3	100	100
18	14	525-125-17-20	P-69-2	0.93	6.5	8.3	6	7
18	19	543-415-33	P-78-3	0.41	6.5	8.3	2	3
18	48	513-474-5	P-87-23	0.13	6.5	8.3	1	1
18	87	507-106	P-97-5	0.53	6.5	8.3	3	4
18	90	543-341-9-2	P-99-5	0.92	6.5	8.3	5	7
18	91	543-341-1-4	P-99-5	0.41	6.5	8.3	2	3
18	92	543-341-1-7	P-99-5	0.59	6.5	8.3	3	4
18	158	507-103-2-	R-1-6	1.70	6.5	8.3	11	14
18	178	525-1282-1-4	R-1-6	2.56	6.5	8.3	16	21
18	208	513-504-1-5	R-1-6(H)(H-I)	1.74	6.5	8.3	11	14
18	222	507-66-2	R-1-6(H-I)	0.69	6.5	8.3	4	5
18	223	507-66-13	R-1-6(H-I)	0.72	6.5	8.3	4	5
18	245	507-645-17-2	R-1-8(H)	1.08	6.5	8.3	7	8
18	264	525-165-4-2	R-2	1.52	6.5	8.3	9	12
18	265	525-165-5	R-2	1.25	6.5	8.3	8	10
		<i>Subtotal</i>		18.53			206	235
18	296	519-101-13-3	P-2002-76	15.46	11	13	194	194
18	37	543-461-3	P-81-6	1.19	11	13	13	15
18	89	507-465-18	P-99-3	1.74	0	0	0	0
18	297	525-611-32-2	R-G-40	0.50	11	13	5	6
18	298	543-394-29-2	R-G-40	0.94	11	13	10	12
		<i>Subtotal</i>		19.83			222	227
18	12	525-60-28	P-2000-161	0.34	15	16.5	5	5
18	23	525-641-5	P-84-12	0.23	15	16.5	3	3
18	24	525-641-6	P-84-12	0.22	15	16.5	3	3
18	25	525-641-8	P-84-12	0.10	15	16.5	1	1
18	26	525-641-11	P-84-12	0.28	15	16.5	4	4
18	27	525-641-12	P-84-12	0.39	15	16.5	5	6
18	28	525-641-13	P-84-12	0.32	15	16.5	4	5
18	209	507-85-51-7	R-1-6(H)(H-I)(R)	2.80	15	16.5	42	46
18	276	501-44-2-2	R-G-29	1.89	15	16.5	28	31

Appendix E - Program Land Inventory

Program Code - Vacant	Map ID Label	APN	Zoning	Lot Acre	Low Density	Mid Density	# Units Low Rounded	# Units Mid Rounded
18	277	501-44-6-2	R-G-29	0.76	15	16.5	11	12
18	278	501-44-7-3	R-G-29	0.32	15	16.5	4	5
18	279	501-44-9-	R-G-29	0.95	15	16.5	14	15
18	280	501-802-23	R-G-29	0.19	15	16.5	2	3
18	282	525-605-8-1	R-G-29	0.36	15	16.5	5	5
18	283	525-605-1-1	R-G-29	0.69	15	16.5	10	11
18	284	525-605-13	R-G-29	0.18	15	16.5	2	2
18	285	525-605-14	R-G-29	1.06	15	16.5	15	17
18	286	525-641-2-1	R-G-29	0.24	15	16.5	3	3
18	287	525-641-2-7	R-G-29	0.14	15	16.5	2	2
18	288	525-645-4-2	R-G-29	0.40	15	16.5	6	6
18	289	525-645-12	R-G-29	1.79	15	16.5	26	29
18	290	525-645-13-1	R-G-29	0.74	15	16.5	11	12
18	291	525-661-4-4	R-G-29	1.21	15	16.5	18	19
18	292	525-661-2-7	R-G-29	0.23	15	16.5	3	3
18	293	525-621-33-3	R-G-29, C-C(I)	0.06	15	16.5	1	1
18	294	525-621-33-3	R-G-29, C-C(I)	0.25	15	16.5	3	4
18	295	525-621-33-3	R-G-29, C-C(I)	0.47	15	16.5	7	7
<i>Subtotal</i>				16.63			238	260
18	5	501-156-7-5	P	0.99	18	20.5	10	10
18	11	501-131-3-4	P-2000-142	0.36	18	20.5	6	7
18	268	501-131-3-3	P-2000-142	3.57	18	20.5	64	73
18	302	501-731-1	P-2002-371	0.76	18	20.5	13	15
18	269	501-93-18	R-G-24	0.43	18	20.5	7	8
18	270	501-93-19	R-G-24	0.43	18	20.5	7	8
18	271	501-93-23-3	R-G-24	0.25	18	20.5	4	5
18	272	525-12-13	R-G-24	0.00	18	20.5	0	0
18	273	543-247-63-2	R-G-24	1.11	18	20.5	19	22
18	274	513-61-7	R-G-24(H)(H-1)	0.26	18	20.5	4	5
18	275	513-61-24	R-G-24(H)(H-I)	0.17	18	20.5	3	3
<i>Subtotal</i>				8.33			137	156
18	165	507-527-39	R-1-6	1.90	23	25	43	47
18	263	501-182-4	R-2	3.97	23	25	91	99
18	266	501-73-7-2	P-2002-164	0.60	23	25	13	15
18	267	501-73-4	P-2002-164	0.15	23	25	3	3
<i>Subtotal</i>				6.63			150	164

Appendix E - Program Land Inventory

Program Code - Vacant	Map ID Label	APN	Zoning	Lot Acre	Low Density	Mid Density	# Units Low Rounded	# Units Mid Rounded
18	207	501-499-88	R-1-6(CSPC)	1.90	27	31	51	59
		<i>Subtotal</i>		1.90			51	59
Total				71.85			1004	1101
Grand Total				616.50			1732	2116

Appendix E - Program Land Inventory

Program Code - Underutilized	Map ID Label	New APN	Zoning	Lot Acre	Low Density	Mid Density	# Units Low Rounded	# Units Mid Rounded
18	412	501-521-10-3	P(CSPC)	0.46	6.5	8.25	2	3
18	413	501-521-13-4	P(CSPC)	0.53	6.5	8.25	3	4
18	414	501-521-13-5	P(CSPC)	0.50	6.5	8.25	3	4
18	415	501-521-13-6	P(CSPC)	0.78	6.5	8.25	5	6
18	416	501-521-13-7	P(CSPC)	0.71	6.5	8.25	4	5
18	417	501-521-13-11	P(CSPC)	0.23	6.5	8.25	1	1
18	418	501-521-13-13	P(CSPC)	1.40	6.5	8.25	9	11
18	419	501-521-13-16	P(CSPC)	0.39	6.5	8.25	2	3
18	420	501-521-17	P(CSPC)	0.91	6.5	8.25	5	7
18	421	501-522-2	P(CSPC)-I-L	1.48	6.5	8.25	9	12
18	423	501-526-2	P(CSPC)	0.71	6.5	8.25	4	5
18	424	501-526-4-3	P(CSPC)	0.33	6.5	8.25	2	2
18	425	501-526-4-8	P(CSPC)	0.86	6.5	8.25	5	7
18	426	501-526-4-9	P(CSPC)	0.35	6.5	8.25	2	2
18	427	501-526-4-11	P(CSPC)	0.50	6.5	8.25	3	4
18	428	501-526-4-13	P(CSPC)	0.45	6.5	8.25	2	3
18	429	501-526-4-14	P(CSPC)	0.27	6.5	8.25	1	2
18	430	501-526-4-15	P(CSPC)	0.34	6.5	8.25	2	2
18	433	501-526-15	P(CSPC)	0.19	6.5	8.25	1	1
18	434	501-526-20	P(CSPC)	0.51	6.5	8.25	0	0
18	436	501-521-13-8	P(CSPC)	0.68	6.5	8.25	4	5
18	438	501-607-4	P-69-6	0.24	6.5	8.25	1	1
18	495	507-660-13	R-1-6(H-I)	0.72	6.5	8.25	4	5
18	513	507-245-31	R-1-8 (H)	0.17	6.5	8.25	1	1
18	514	507-310-6	R-1-8 (H)	0.17	6.5	8.25	1	1
18	515	507-320-10	R-1-8 (H)	0.22	6.5	8.25	1	1
18	519	507-320-12	R-1-8 (H)	0.17	6.5	8.25	1	1
18	520	507-255-17	R-1-8 (H)	0.41	6.5	8.25	2	3
18	522	507-260-3-1	R-1-8 (H)	0.17	6.5	8.25	1	1
18	523	507-260-5	R-1-8 (H)	0.20	6.5	8.25	1	1
18	524	507-321-7	R-1-8 (H)	0.19	6.5	8.25	1	1
18	525	507-305-7-1	R-1-8 (H)	0.21	6.5	8.25	1	1
18	527	507-260-16-1	R-1-8 (H)	0.34	6.5	8.25	2	2
18	529	507-250-15	R-1-8 (H)	0.17	6.5	8.25	1	1
18	530	507-265-5	R-1-8 (H)	0.26	6.5	8.25	1	2

Appendix E - Program Land Inventory

Program Code - Underutilized	Map ID Label	New APN	Zoning	Lot Acre	Low Density	Mid Density	# Units Low Rounded	# Units Mid Rounded
18	531	507-321-9	R-1-8 (H)	0.16	6.5	8.25	1	1
18	532	507-320-8	R-1-8 (H)	0.19	6.5	8.25	1	1
18	533	507-286-4	R-1-8 (H)	0.17	6.5	8.25	1	1
18	535	507-323-14	R-1-8 (H)	0.19	6.5	8.25	1	1
18	539	507-255-20	R-1-8 (H)	0.22	6.5	8.25	1	1
18	540	507-323-24-2	R-1-8 (H)	0.21	6.5	8.25	1	1
18	541	507-162-5	R-1-8(H)	0.21	6.5	8.25	1	1
18	542	507-160-9	R-1-8(H)	0.26	6.5	8.25	1	2
18	546	507-645-4-5	R-1-8(H-I)	0.19	6.5	8.25	1	1
18	550	501-731-13	R-2	0.20	6.5	8.25	1	1
18	551	501-731-34	R-2	0.18	6.5	8.25	1	1
18	552	501-731-31	R-2	0.18	6.5	8.25	1	1
18	553	513-610-6	R2(H)(H-I)	0.17	6.5	8.25	1	1
18	554	513-610-11	R2(H)(H-I)	0.17	6.5	8.25	1	1
18	555	513-610-4	R2(H)(H-I)	0.34	6.5	8.25	2	2
18	556	513-610-30	R2(H)(H-I)	0.17	6.5	8.25	1	1
		<i>Subtotal</i>		20.37			113	140
18	432	501-526-12-4	P(CSPC)	1.42	11	13	15	18
18	437	513-505-28	R-G-29(H)(H-I)	0.21	15	16.5	3	3
18	458	507-430-12-2	R-1-6	0.54	15	16.5	8	8
18	570	519-119-0-82	R-G-24	1.30	15	16.5	19	21
18	575	525-641-20	R-G-29	0.15	15	16.5	2	2
18	576	501-667-9-3	R-G-29	0.31	15	16.5	4	5
18	577	525-600-10	R-G-29	0.30	15	16.5	4	4
18	578	501-456-100-6	R-G-29	0.20	15	16.5	3	3
18	579	501-667-9-5	R-G-29	0.31	15	16.5	4	5
18	580	507-798-3	R-G-29	0.86	15	16.5	12	14
18	592	501-740-12-3	R-I-6	0.22	15	16.5	3	3
18	599	513-505-28	R-G-29(H)(H-I)	0.21	15	16.5	3	3
		<i>Subtotal</i>		4.61			65	71
18	616	543-336-24	R-1-6	0.79	18	20.5	14	16
18	617	543-336-23	R-1-6	1.97	18	20.5	35	40
18	474	501-730-7-2	P-2002-164	0.57	18	20.5	10	11

Appendix E - Program Land Inventory

Program Code - Underutilized	Map ID Label	New APN	Zoning	Lot Acre	Low Density	Mid Density	# Units Low Rounded	# Units Mid Rounded
18	568	501-985-21	R-G-24	0.15	18	20.5	2	3
18	569	501-985-8	R-G-24	0.14	18	20.5	2	2
18	571	501-930-6	R-G-24(CSPC)	0.27	18	20.5	4	5
18	435	501-526-17-2	P(CSPC)	3.23	18	20.5	23	23
18	572	501-930-7-3	R-G-24(CSPC)	0.17	18	20.5	3	3
18	573	501-930-14	R-G-24(CSPC)	0.17	18	20.5	3	3
18	574	513-610-12	R-G-24(H)	0.17	18	20.5	3	3
18	605	543-300-3-2	R-1-6	0.20	18	20.5	3	4
18	611	543-300-2-2	R-1-6	0.32	18	20.5	5	6
18	613	543-300-1-4	R-1-6	0.53	18	20.5	9	10
18	614	525-611-53	RG-29	0.75	18	20.5	13	15
18	615	543-4101-08	P-95-1	1.62	18	20.5	29	33
		<i>Subtotal</i>		11.06			158	177
18	444	501-147-0-7	R-G-19	0.23	23	25	5	5
18	411	501-521-3-2	P(CSPC)	2.01	23	25	46	50
18	485	501-499-88	R-1-6(CSPC)	2.10	23	25	48	52
18	559	501-730-15-2	R-G-19	0.19	23	25	4	4
18	560	501-147-2-32	R-G-19	0.39	23	25	9	9
18	561	501-147-0-5	R-G-19	0.23	23	25	5	5
18	422	501-526-1-1	P(CSPC)	2.17	23	25	49	54
18	562	501-147-0-6	R-G-19	0.23	23	25	5	5
18	563	501-731-1	R-G-19	0.79	23	25	18	19
18	564	501-551-24	R-G-19(CS	0.29	23	25	6	7
18	565	501-551-25	R-G-19(CSPC)	0.23	23	25	5	5
18	566	501-551-18-2	R-G-19(CS	0.41	23	25	9	10
18	567	501-551-20	R-G-19(CSPC)	0.23	23	25	5	5
18	581	501-147-0-7	R-G-19	0.23	23	25	5	5
18	603	525-641-7	RG-29	0.14	23	25	3	3
18	604	525-641-9	RG-29	0.17	23	25	3	4
18	606	525-641-2-9	RG-29	0.16	23	25	3	4
18	607	525-641-10	RG-29	0.16	23	25	3	4
18	608	525-641-3	RG-29	0.23	23	25	5	5
18	609	525-641-4	RG-29	0.25	23	25	5	6
18	610	525-661-20-5	RG-29	0.24	23	25	5	6

Appendix E - Program Land Inventory

Program Code - Underutilized	Map ID Label	New APN	Zoning	Lot Acre	Low Density	Mid Density	# Units Low Rounded	# Units Mid Rounded
18	612	525-605-11-1	RG-29	0.29	23	25	6	7
		<i>Subtotal</i>		11.36			252	274
18	446	507-400-10-6	P-94-2	13.99	27	31	377	433
Total				62.82			980	1113
Grand Total				124.77			1211	1399

Appendix E - Program Land Inventory

Program Code	Map ID Label	APN	New-APN	Zoning	Lot Acre	Low Density	Mid Density	# Units Low Rounded	# Units Mid Rounded
19	784	519-1351-31-1	519-1351-34 519-1351-35	G-I(F)	10.42	0	0	0	0
19	791	525-150-1-3		I-L	3.74	0	0	0	0
19	792	525-628-1		I-L	0.86	0	0	0	0
		<i>Subtotal</i>			15.02			0	0
19	816	525-6-28-1	525-600-29 525-600-30 525-600-31 525-600-32 525-600-33 525-600-34 525-600-35 525-600-36 525-600-37	P-2000-267	0.61	15	16.5	9	10
		<i>Subtotal</i>			0.61			9	10
19	860	525-621-35		C-C(I)	1.07	23	25	24	26
19	861	525-621-36-5		C-C(I)	0.55	23	25	12	13
19	811	525-6-12		C-C(I)	0.25	23	25	5	6
19	812	525-6-13		C-C(I)	0.3	23	25	6	7
19	813	525-6-14		C-C(I)	0.3	23	25	6	7
19	814	525-6-15		C-C(I)	0.3	23	25	6	7
19	815	525-6-16-2		C-C(I)	0.28	23	25	6	7
19	819	525-621-33-4		C-C(I)	0.32	23	25	7	8
19	820	525-621-33-5		C-C(I)	0.48	23	25	11	12
		<i>Subtotal</i>			3.85			83	93
19	798	525-336-1-2		I-L	1.13	23	25	25	28
19	799	525-339-4-4		I-L	1.25	23	25	28	31
19	785	513-701-7-6		I-L	8.02	23	25	184	200
19	800	525-342-2		I-L	0.77	23	25	17	19
19	801	525-342-3		I-L	0.49	23	25	11	12
19	802	525-342-4		I-L	0.34	23	25	7	8
19	803	525-342-5		I-L	0.73	23	25	16	18
19	804	525-342-6-2		I-L	0.79	23	25	18	19
19	805	525-345-21-2		I-L	0.56	23	25	12	14

Appendix E - Program Land Inventory

Program Code	Map ID Label	APN	New-APN	Zoning	Lot Acre	Low Density	Mid Density	# Units Low Rounded	# Units Mid Rounded
19	806	525-345-25-2		I-L	0.18	23	25	4	4
19	807	525-345-26-2		I-L	0.15	23	25	3	3
19	808	525-345-27-2		I-L	0.14	23	25	3	3
19	809	525-345-29-2		I-L	0.12	23	25	2	3
19	810	525-345-32-9		I-L	0.16	23	25	3	4
19	874	525-339-2		I-L	0.73	23	25	16	18
19	875	525-339-1-2		I-L	0.73	23	25	16	18
		<i>Subtotal</i>			16.29			365	402
19	817	525-621-21-2		R-G-29	0.48	23	25	11	12
19	818	525-621-21-3		R-G-29	0.84	23	25	19	21
19	821	525-621-4-1		R-G-29	1.03	23	25	23	25
		<i>Subtotal</i>			2.35			53	58
19	793	525-336-1-1		I-L	1.5	27	31	40	46
19	796	525-336-7-14		I-L	1.03	27	31	27	31
19	797	525-336-7-16		I-L	1.73	27	31	46	53
19	876	525-336-2-8		I-L	0.87	27	31	23	27
19	877	525-336-3-2		I-L	0.42	27	31	11	13
19	794	525-336-2-3		I-L(F-W)	5.09	27	31	137	157
19	795	525-336-6-8		I-L(F-W)	3.05	27	31	82	94
		<i>Subtotal</i>			13.69			366	421
19	729	501-120-422		BART	5.72	35	42.5	300	300
		<i>Subtotal</i>			5.72			300	300
Total Program 19					57.53			1176	1284
20	832	543-3-14		P	0.24	5	6	1	1
		<i>sub-total</i>			0.24			1	1
20	830	507-676-5		PF	7.44	5	6	37	44
		<i>sub-total</i>			7.44			37	44
20	886	501-499-72		C-C(CSPC)	2.85	5	6	14	17
20	887	501-499-85-2		C-C(CSPC)	0.24	5	6	1	1
20	888	501-499-86		C-C(CSPC)	0.26	5	6	1	1
20	889	501-499-86		C-C(CSPC)	0.26	5	6	1	1
		<i>sub-total</i>			3.61			17	20
20	826	525-964-46		R-1-6	11.2	5	6	56	67
20	825	531-2806-5		R-1-6	11.1	5	6	5	10

Appendix E - Program Land Inventory

Program Code	Map ID Label	APN	New-APN	Zoning	Lot Acre	Low Density	Mid Density	# Units Low Rounded	# Units Mid Rounded
20	824	531-219-14		R-1-6	10.25	5	6	0	0
20	831	543-3-11-2		R-1-6	0.78	5	6	3	4
20	828	543-463-1		R-1-6	1.41	5	6	7	8
20	835	507-676-3		R-1-6 (H-I)	1.22	5	6	6	7
20	834	507-676-4		R-1-6 (H-I)	4.28	5	6	21	25
		<i>sub-total</i>			40.24			98	121
20	823	525-351-51		R-1-8	6.08	5	6	30	36
		<i>sub-total</i>			6.08			30	36
20	833	507-850-8-3		R-1-6	8.25	6.5	8.3	53	68
20	827	543-464-3		P-81-6	1.19	6.5	8.3	7	9
		Subtotal			9.44			60	77
20	829	501-441-1-		R-G-29	1.58	15	16.5	23	26
		Subtotal			1.58			23	26
20	822	525-349-1-2		R-1-8	2.42	23	25	55	60
		<i>sub-total</i>			2.42			55	60
Total Program 20					71.05			321	385
21	728	519-101-42		I-R	9.92	0	0	0	0
		<i>sub-total</i>			9.92			0	0
21	706	525-670-8		C-C(I)	0.22	1	1	0	0
		<i>sub-total</i>			0.22			0	0
21	878	501-125-907		I-L	3.57	5	6	17	21
21	857	513-604-5-4		I-L(H)(H-I)	3.68	5	6	18	22
		<i>sub-total</i>			7.25			35	43
21	710	513-1147-26		C-N(H)(H-I)	1.62	5	6	8	9
		<i>sub-total</i>			1.62			8	9
21	716	543-4391-30		P-81-15W	7.87	6.5	8.3	51	65
		<i>sub-total</i>			7.87			51	65
21	890	501-536-1-8		C-C(CSPC)	1.55	6.5	8.3	10	12
21	891	501-526-7-2		C-C(CSPC)	3.23	6.5	8.3	20	26

Appendix E - Program Land Inventory

Program Code	Map ID Label	APN	New-APN	Zoning	Lot Acre	Low Density	Mid Density	# Units Low Rounded	# Units Mid Rounded
			501-527-30						
			501-527-31						
			501-527-32						
			501-527-33						
			501-527-34						
			501-527-35						
			501-527-36						
			501-527-37						
			501-527-38						
			501-527-39						
			501-527-40						
			501-527-41						
			501-527-42						
			501-527-43						
			501-527-44						
			501-527-45						
			501-527-46						
			501-527-47						
			501-527-48						
			501-527-49						
			501-527-50						
			501-527-51						
			501-527-52						
		<i>sub-total</i>			4.78			30	38
21	879	501-125-2		I-L	5.25	6.5	8.3	34	43
		<i>sub-total</i>			5.25			34	43
21	724	507-5-6		G-I	0.2	6.5	8.3	1	1
21	726	507-5-8		G-I	0.2	6.5	8.3	1	1
		<i>sub-total</i>			0.40			2	2
21	703	501-152-107		C-O	1.42	6.5	8.3	9	11
		<i>sub-total</i>			2.22			13	15
21	880	507-377-5-1		I-L	8.35	11	13	91	108
		<i>sub-total</i>			8.35			91	108
21	718	501-1475-2-1		C-C	0.23	15	16.5	3	3
21	717	501-536-1-8		C-C(CSPC)	0.81	15	16.5	12	13
21	722	525-112-50		C-C(I)	0.37	15	16.5	5	6

Appendix E - Program Land Inventory

Program Code	Map ID Label	APN	New-APN	Zoning	Lot Acre	Low Density	Mid Density	# Units Low Rounded	# Units Mid Rounded
		<i>sub-total</i>			1.41			20	22
21	711	513-1147261		C-N(H)(H-I)	1.41	15	16.5	21	23
21	712	507-356-13-3		C-N	0.2	15	16.5	3	3
21	713	507-356-15-2		C-N	0.17	15	16.5	2	2
		<i>sub-total</i>			1.78			26	28
21	705	507-527-3-3		C-T	1.78	15	16.5	26	29
21	714	507-527-41-5		C-T	0.56	15	16.5	8	9
		<i>sub-total</i>			2.34			34	38
21	849	507-5-4		G-I	0.61	15	16.5	9	10
21	723	507-5-5		G-I	0.2	15	16.5	3	3
21	725	507-5-7		G-I	0.2	15	16.5	3	3
21	727	507-5-9-3		G-I	0.2	15	16.5	3	3
21	850	507-51-1		G-I	1.26	15	16.5	18	20
21	851	507-51-3		G-I	0.5	15	16.5	7	8
		<i>sub-total</i>			2.97			43	47
21	869	525-1202-2		C-C(I)	0.19	18	20.5	3	3
21	870	525-1201-2		C-C(I)	0.25	18	20.5	4	5
		<i>sub-total</i>			0.44			7	8
21	881	507-377-3-1		G-I	12.43	18	20.5	223	254
21	882	507-356-3		G-I	0.98	18	20.5	17	20
21	883	507-356-2		G-I	1.37	18	20.5	24	28
21	884	507-356-4		G-I	3.54	18	20.5	63	72
21	885	507-356-1		G-I	1.82	18	20.5	32	37
		<i>sub-total</i>			20.15			359	411
21	859	513-701-14-5		P	3.53	18	20.5	63	72
21	858	513-701-12-4		P-2000-5	9.05	18	20.5	162	185
21	843	501-730-6		P-2002-164	0.22	18	20.5	3	4
21	842	501-730-5		P-2002-164	0.24	18	20.5	3	4
21	715	543-4391-30		P-81-15W	7.87	18	20.5	141	141
21	704	507-7931-86		P-87-10	0.99	18	20.5	17	20
		Subtotal			21.90			389	426
21	844	501-5016-51-		C-C	0.33	23	25	7	8
21	845	501-1425-16-53		C-C	2.36	23	25	54	59

Appendix E - Program Land Inventory

Program Code	Map ID Label	APN	New-APN	Zoning	Lot Acre	Low Density	Mid Density	# Units Low Rounded	# Units Mid Rounded
21	846	501-1425-3-4		C-C	1.51	23	25	34	37
21	841	501-499-87-2		C-C(CSPC)	2.85	23	25	65	71
21	840	501-499-85-2		C-C(CSPC)	0.24	23	25	5	6
21	707	525-120-502		C-C(I)	0.94	23	25	21	23
		Subtotal			8.23			186	204
21	700	507-455-1		P	3.45	23	25	79	86
21	701	507-455-2		P	0.5	23	25	11	12
21	702	507-455-3		P	1.45	23	25	33	36
		<i>sub-total</i>			5.4			123	134
21	848	501-1594-2		C-O	0.72	27	31	19	22
21	721	525-1054-7		C-C(I)	0.76	27	31	20	23
		<i>sub-total</i>			1.48			39	45
21	708	525-1018-		P-79-13	1.98	27	31	53	61
		<i>sub-total</i>			1.98			53	61
21	847	501-1594-102		C-O	3	35	42.5	105	127
		Subtotal			3			105	127
Total Program 21					118.95			1648	1874
22	755	507-620-41-3		P	0.41	0	0	0	0
		<i>sub-total</i>			0.41			0	0
22	757	507-620-3-9		P	1.86	15	16.5	27	30
22	756	507-620-41-6		P	0.06	15	16.5	0	0
		<i>sub-total</i>			1.92			27	30
22	730	525-1115-28-3		P	1.71	18	20.5	30	35
22	872	525-1646-2-1		P-2002-282	1.00	18	20.5	18	20
22	731	525-1646-3-2		P	0.5	18	20.5	9	10
22	732	525-1646-22		P	0.51	18	20.5	9	10
		<i>sub-total</i>			3.72			66	75
22	751	501-88-9		P	3.43	23	25	78	85
		<i>sub-total</i>			3.43			78	85
22	753	525-1052-3-2		P	0.33	27	31	8	10

Appendix E - Program Land Inventory

Program Code	Map ID Label	APN	New-APN	Zoning	Lot Acre	Low Density	Mid Density	# Units Low Rounded	# Units Mid Rounded
22	752	525-1052-1-1		P	7.51	27	31	202	232
22	754	525-1052-1-2		P	0.41	27	31	11	12
		<i>sub-total</i>			8.25			221	254
22	749	501-113-22-1		P	0.99	50	60	49	59
22	748	501-113-22-3		P	0.51	50	60	25	30
22	750	501-113-22-4		P	1.26	50	60	63	75
22	740	501-1162-3-3		P	0.44	50	60	22	26
22	741	501-1162-4		P	0.16	50	60	8	9
22	742	501-1162-5		P	0.16	50	60	8	9
22	743	501-1162-6		P	0.16	50	60	8	9
22	744	501-1162-7		P	0.16	50	60	8	9
22	745	501-1162-8		P	0.16	50	60	8	9
22	733	501-1162-1-1		P	0.16	50	60	8	9
22	734	501-1162-1-2		P	0.16	50	60	8	9
22	735	501-1162-1-3		P	0.16	50	60	8	9
22	736	501-1162-1-4		P	0.16	50	60	8	9
22	737	501-1162-1-5		P	0.16	50	60	8	9
22	738	501-1162-1-6		P	0.16	50	60	8	9
22	739	501-1162-1-8		P	0.23	50	60	11	13
		<i>sub-total</i>			5.19			258	302
Total Program 22					22.92			650	746
23	856	507-285-13-2		C-C(H)	0.23	15	16.5	3	3
23	853	507-150-6-11		C-C(H)	1.3	15	16.5	19	21
23	852	507-150-5-8		C-C(H)	1	15	16.5	15	16
		<i>sub-total</i>			2.53			37	40
23	854	507-250-18-4		I-L(H)	0.23	15	16.5	3	3
23	855	507-250-18-6		I-L(H)	0.17	15	16.5	2	2
		<i>sub-total</i>			0.4			5	5
23	868	525-1115-27-5		C-N	0.55	18	20.5	9	11
23	871	525-1646-20-1		C-N	1.8	18	20.5	32	36
		<i>sub-total</i>			2.35			41	47
23	863	525-680-15-1		C-C(I)	2.24	23	25	51	56
23	864	525-680-15-2		C-C(I)	1.61	0	-	0	0
23	862	525-680-14-9		C-C(I)	0.14	0	-	0	0
23	867	525-680-4-2		C-C(I)	0.33	0	-	0	0

Appendix E - Program Land Inventory

Program Code	Map ID Label	APN	New-APN	Zoning	Lot Acre	Low Density	Mid Density	# Units Low Rounded	# Units Mid Rounded
23	866	525-680-3-2		C-C(I)	0.33	0	-	0	0
23	865	525-680-15-4		C-C(I)	1.45	0	-	0	0
23	783	525-628-2		C-C(I)	0.47	23	25	10	11
23	780	525-628-3		C-C(I)	0.14	23	25	3	3
23	777	525-628-6-3		C-C(I)	0.46	23	25	10	11
23	776	525-628-7-2		C-C(I)	0.46	23	25	10	11
23	779	525-628-8		C-C(I)	0.13	23	25	2	3
23	781	525-628-9		C-C(I)	0.16	23	25	3	4
23	782	525-628-1		C-C(I)	0.4	23	25	9	10
23	778	525-628-12-1		C-C(I)	0.4	23	25	9	10
23	763	501-749-2-2		C-O	0.7	23	25	16	17
23	764	501-749-4-2		C-O	0.39	23	25	8	9
23	765	501-749-6-2		C-O	0.26	23	25	5	6
23	766	501-749-7-2		C-O	0.24	23	25	5	6
23	761	501-152-1-5		C-O	1.33	23	25	30	33
23	762	501-152-1-6		C-O	0.61	23	25	14	15
23	759	501-152-11-2		C-O	0.31	23	25	7	7
23	760	501-152-11-4		C-O	0.62	23	25	14	15
23	767	501-1635-9-2		C-O	0.24	23	25	5	6
23	768	501-1635-12		C-O	0.24	23	25	5	6
23	769	501-1635-11-2		C-O	0.24	23	25	5	6
23	770	501-1635-12-2		C-O	0.24	23	25	5	6
23	771	501-1635-13-2		C-O	0.24	23	25	5	6
23	772	501-1635-14-2		C-O	0.29	23	25	6	7
23	773	501-1635-16-3		C-O	0.24	23	25	5	6
23	774	501-1635-1-8		C-O	0.13	23	25	2	3
23	758	501-1822-5		C-O	1.11	23	25	25	27
		<i>sub-total</i>			16.15			269	300
23	775	525-1054-1-4		C-C(I)	6.14	27	31	165	190
		<i>sub-total</i>			6.14			165	190
Total Program 23					27.57			517	582
Total Program 19-23					298.02				4871
GRAND TOTAL ALL PROGRAMS					431.64				7085